



**OFFERS IN EXCESS OF £300,000**

42A GARTH END ROAD, WEST AYTON, SCARBOROUGH, YO13 9JH

- Detached Bungalow
- Three Bedrooms
- Large Conservatory
- Garage And Gardens

SITUATED IN THE ENVIABLE VILLAGE OF WEST AYTON IS THIS FANTASTIC THREE BEDROOM DETACHED DORMER BUNGALOW, WITH NO ONWARD CHAIN. ON A LOVELY PLOT WITH WELL PRESENTED GARDENS, INTEGRATED GARAGE AND LARGE CONSERVATORY.



TIPPLE UNDERWOOD ESTATE  
AGENTS  
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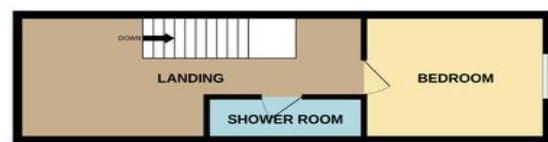
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR  
1098 sq.ft. (102.0 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Property Description

The property when briefly described comprises, entrance hall, front facing lounge, double bedroom, further double bedroom or second reception room, kitchen, large conservatory, family bathroom and integral garage to the ground floor. On the first floor is a large landing which itself would make a super office, bedroom and shower room. The property sits on a lovely plot with well presented gardens and gated driveway.



### GROUND FLOOR

ENTRANCE HALL

LOUNGE  
11' 9" x 16' 10" (3.58m x 5.13m)

KITCHEN  
11' 9" x 9' 8" (3.58m x 2.95m)

CONSERVATORY  
15' 9" x 12' (4.8m x 3.66m)

BEDROOM  
11' 9" x 11' 5" (3.58m x 3.48m)

BEDROOM/RECEPTION ROOM 2  
15' 2" x 11' 9" (4.62m x 3.58m)

BATHROOM

### FIRST FLOOR

LANDING  
22' 6" x 9' 3" (6.86m x 2.82m) plus large eaves storage.

BEDROOM  
10' 9" x 9' 4" (3.28m x 2.84m)

SHOWER ROOM

### OUTSIDE

INTEGRAL GARAGE  
17' 3" x 9' (5.26m x 2.74m)

GARDENS