



**£240,000**

60 GARTH END ROAD, WEST AYTON, SCARBOROUGH, YO13 9JH

- Semi-Detached Bungalow
- Two Bedrooms
- Beautiful Gardens
- Garage And Driveway

AWARD WINNING GARDENS TO THIS LOVELY SEMI-DETACHED DORMER BUNGALOW, SITUATED ON A CORNER PLOT IN THE SOUGHT-AFTER VILLAGE OF WEST AYTON. GENEROUS CONSERVATORY TO THE REAR OF THE PROPERTY, MAIN BEDROOM TO THE GROUND FLOOR WITH A SUPER GUEST ROOM ON THE FIRST FLOOR.



**TIPPLE UNDERWOOD ESTATE  
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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.



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TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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 porch, hallway, front facing lounge, open plan kitchen diner, conservatory, main bedroom and shower room to the ground floor. On the first floor is a generous bedroom with plenty of eaves storage. The bungalow sits on a generous corner plot with beautiful gardens, garage and driveway.



## GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE  
16' 8" x 11' 10" (5.08m x 3.61m)

KITCHEN  
12' 4" x 10' 9" (3.76m x 3.28m)

DINING ROOM  
10' 8" x 8' 9" (3.25m x 2.67m)

CONSERVATORY  
20' 10" x 7' 10" (6.35m x 2.39m)

BEDROOM  
11' 10" x 9' 9" (3.61m x 2.97m)

SHOWER ROOM

## FIRST FLOOR

BEDROOM  
22' 2" x 13' 7" (6.76m x 4.14m) max

## OUTSIDE

GARDENS

GARAGE