



Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



£184,950
30 KNIPE POINT DRIVE, SCARBOROUGH, YO11 3JT

- Stunning Sea Views
- Two Bedrooms
- Conservatory
- Lounge And Separate Dining Room

SITUATED IN THE IDYLIC POSITION WITH UNINTERRUPTED ARMCHAIR SEA VIEWS ACROSS CAYTON BAY. THIS TWO BEDROOM PURPOSE BUILT BUNGALOW ON THIS WELL-KEPT DEVELOPMENT. ADDITIONAL CONSERVATORY AND MODERN KITCHEN A LOVELY RETIREMENT PROPERTY.

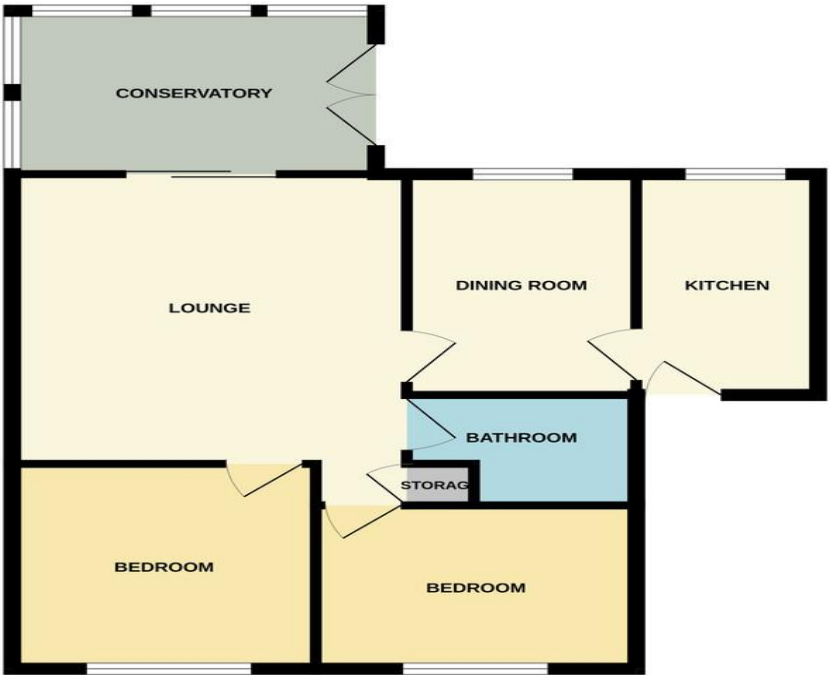


TIPPLE UNDERWOOD ESTATE AGENTS
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT
www.tippleunderwood.co.uk
01723 350299
mail@tippleunderwood.co.uk

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
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 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

This bungalow when briefly described comprises, modern kitchen, dining room and a separate lounge, southerly facing conservatory with captivating sea views. Two well-appointed bedrooms and shower room. The property has two patio areas and gardens.



GROUND FLOOR

KITCHEN
10' 10" x 6' (3.3m x 1.83m)

DINING ROOM
10' 3" x 7' 7" (3.12m x 2.31m)

LOUNGE
14' 2" x 13' (4.32m x 3.96m)

CONSERVATORY
12' x 8' (3.66m x 2.44m)

BEDROOM
10' 0" x 10' (3.05m x 3.05m)

BEDROOM
10' 5" x 8' (3.18m x 2.44m)

SHOWER ROOM

OUTSIDE

GARDENS