



30 Cross Lane  
Scarborough, YO12 6DE

Guide Price £180,000



# 30 Cross Lane

Scarborough, YO12 6DE

Guide Price £180,000



## 30 Cross Lane

Ellis Hay are delighted to bring to the market this one bedroom Semi-Detached Bungalow located in the popular Cross Lane area of Scarborough.

The property enjoys close proximity to Scarborough's Seafront, a range of local amenities and the town centre, making it ideal for those seeking coastal living with everyday conveniences close at hand. Excellent bus links are also nearby, providing easy access to surrounding areas and neighbouring towns.

The accommodation briefly comprises a well-proportioned open plan lounge/sitting room, offering a comfortable and versatile living space, along with a kitchen, bathroom and bedroom. The property also benefits from a carpeted loft space, accessed via a hatch in the hallway, offering useful additional space, making the home well suited to a wide range of buyers.

Externally, the bungalow benefits from a large grassed garden to the rear, ideal for outdoor enjoyment, while the front garden provides additional outdoor space and includes a private driveway offering off-street parking.

Please call our friendly sales team on 01723 350077 to arrange a viewing.

### Lounge

17'1" x 10'10" (5.21 x 3.32)

### Sitting Room

10'11" x 10'0" (3.33 x 3.06)

### Kitchen

16'4" x 9'3" (4.98 x 2.82)

### Bedroom

11'10" x 10'10" (3.63 x 3.32)

### Bathroom

5'10" x 4'9" (1.79 x 1.47)

### Directions

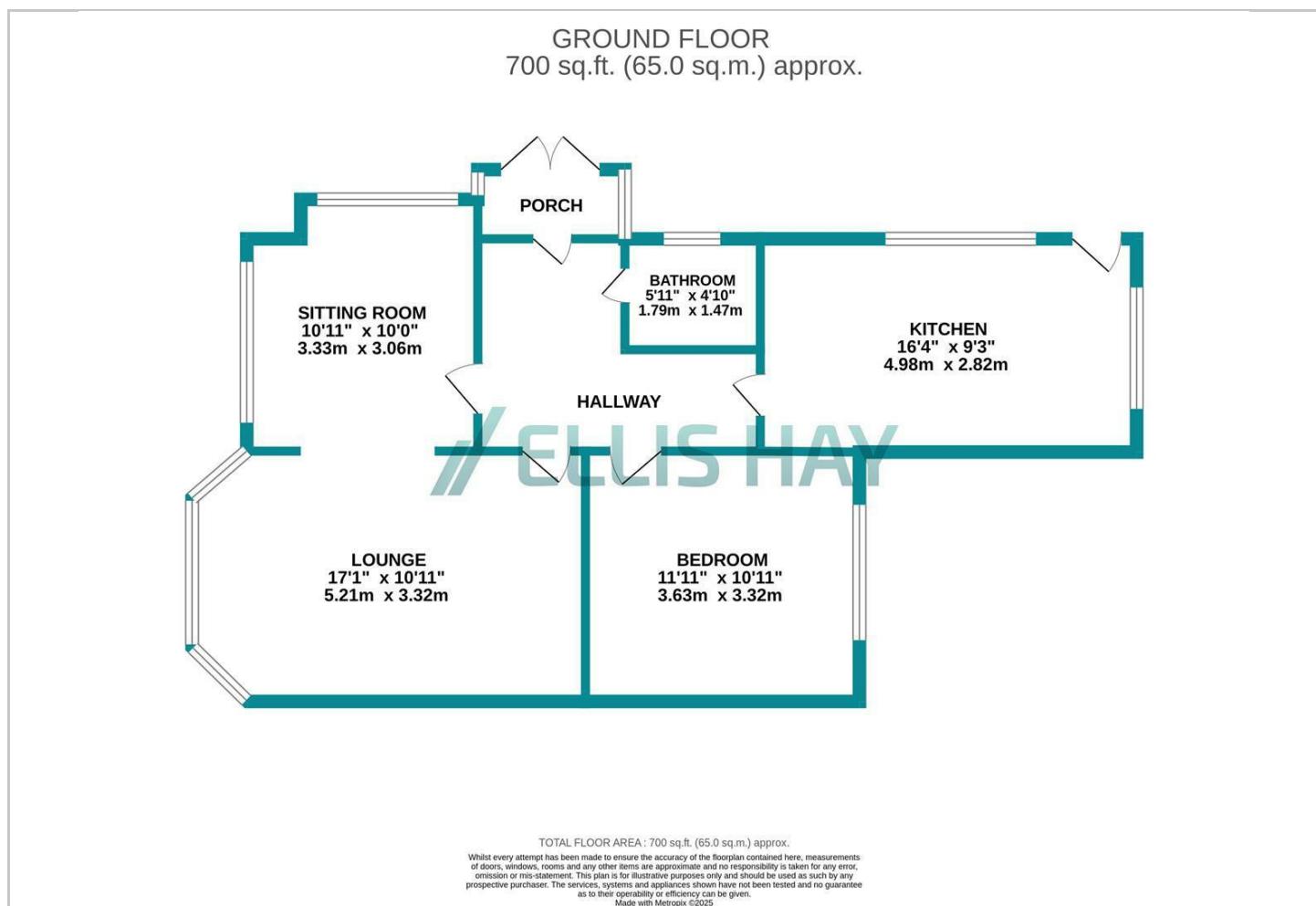
What 3 Words  
Invest.brick.level



## Hybrid Map



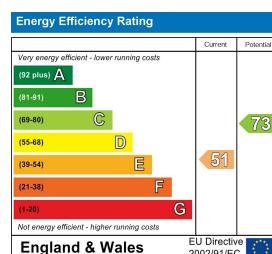
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.