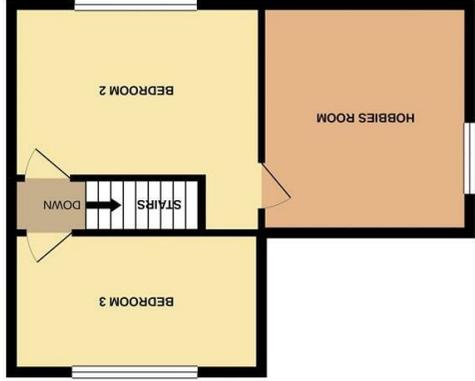
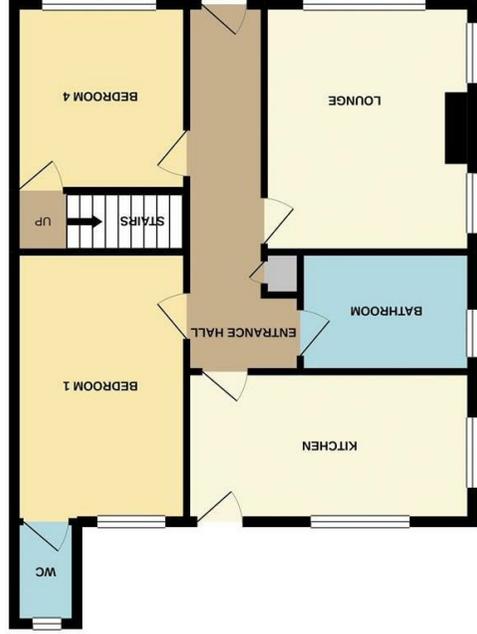
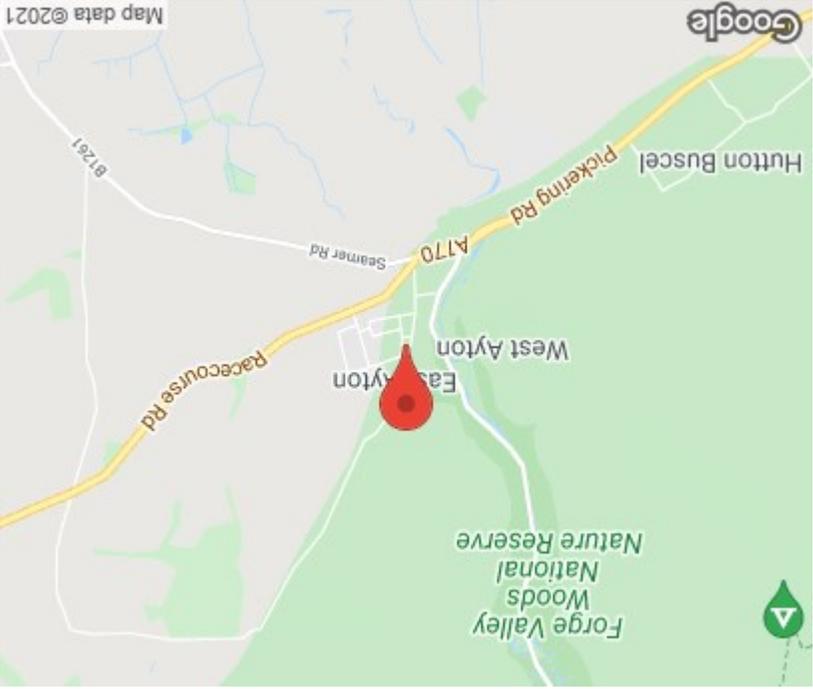


NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



What 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 errors or mis-statement. The plan is the illustrative purpose 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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(61-91) B
	(69-80) C
	(55-69) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(61-91) B
	(69-80) C
	(55-69) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	
Potential	

Environmental Impact (CO<sub>2</sub>) Rating

Energy Efficiency Rating



9 Byefield Grove, East Ayton, Scarborough YO13 9ES  
Offers In Excess Of £240,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS

+++Occupying a desirable position within the popular village of EAST AYTON is this WELL-PRESENTED, THREE/FOUR BEDROOM DETACHED DORMER BUNGALOW with LAWNED/PAVED GARDENS, OFF-STREET PARKING and GARAGE+++The property is accessed via a generous driveway providing off-street parking for multiple cars and access to a garage. To the front of the property also lies a lawned garden and an entrance door where the accommodation comprises on the ground floor, entrance hall with built-in storage, lounge with windows to dual aspects and a gas fire, kitchen fitted with a range of wall/base units and a door to a private paved rear garden, a master bedroom with an en-suite WC, a modern white three-piece bathroom suite and a fourth double bedroom/dining room with understairs storage. To the first floor of the property lies a landing, a double bedroom with a door to a generous hobbies room/office and a further double bedroom with eaves storage. In our opinion the property is offered to the market in good order throughout with double glazing and gas central heating via a 'Valiant' combi boiler. East Ayton is a highly regarded and much sought after village on the outskirts of Scarborough, where a wealth of amenities lay at hand which including a popular junior school, a post office, local shops, eateries and 'Betton Farm'. Easy commuting to Scarborough Town Centre, Pickering and surrounding areas is provided by a regular bus route which is in proximity. Internal viewing does come highly recommended in order to fully appreciate the space, finish, setting and surroundings that this well-presented semi-detached home has on offer. If you would like to arrange a viewing, please contact CPH today on 01723352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





ACCOMMODATION:

GROUND FLOOR

Entrance Hall  
19'4" x 4'11" max

Lounge  
15'5" x 11'6" max

Kitchen  
15'9" x 8'2"

Bathroom  
9'6" x 5'3"

Bedroom One  
14'9" x 9'6"

Bedroom Four  
9'6" x 9'6"

WC  
5'7" x 2'7"

FIRST FLOOR

Bedroom Two  
13'5" max x 12'6" max

Hobbies Room/Office  
11'10" x 9'6"

Bedroom Three  
13'1" x 7'7"

OTHER:

External

Details Prepared  
TLAB/300921



Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY  
t. 01723 352235  
e. sales@cphproperty.co.uk  
www.cphproperty.co.uk

CPH