



60 Chantry Road, East Ayton, Scarborough YO13 9ER
Asking Price £250,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



This THREE BEDROOM 'DORMER STYLE' SEMI-DETACHED HOUSE must be SEEN in order to be fully appreciated having GARAGE and GARDENS to the front and rear plus GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

The accommodation itself briefly comprises; entrance hall with stairs to the first floor landing, generous lounge, fitted kitchen, large family dining room or fourth bedroom plus a ground floor double bedroom to the front of the property with under stair storage and a family bathroom. On the first floor are two double bedrooms with the spacious master bedroom having a modern ensuite shower room and large eave storage room.

Being on an elevated site the property also benefits from partial open aspect views to the Wolds at the front. This property benefits from good size front and rear gardens layed mainly to lawn and a single garage with 3/4 car driveway. The property is well located within the popular village of East Ayton with a wealth of amenities within the village including local shop & garage/mini supermarket, post office popular junior school, a choice of eating and drinking establishments as well as being on a regular bus route into Scarborough.



Offered to the market 'in our opinion' well priced for a quick sale, early internal viewing is highly recommended.

ACCOMODATION

Ground Floor

Entrance Hall

Lounge

15'5" max x 11'5" max



Ground Floor Bedroom
9'10" max x 9'10" max

Dining Room/Bedroom 4
9'10" max x 15'1" max

Bathroom
5'6" max x 9'10" max

Kitchen
15'5" max x 8'10" max

First Floor

Master Bedroom
21'3" max x 13'1" max

Ensuite
3'11" max x 9'10" max

Eaves Storage

Bedroom 2
6'6" max x 9'10" max

Externally

Externally, to the front of the property is a garden laid mainly to lawn. A 3 to 4 car driveway leading to a single brick-built garage which has been recently re-roofed. To the rear of the property is an enclosed garden with two paved patio areas again laid to lawn and flower beds together with a greenhouse to the rear of the garage.



Interested? Get in touch:

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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



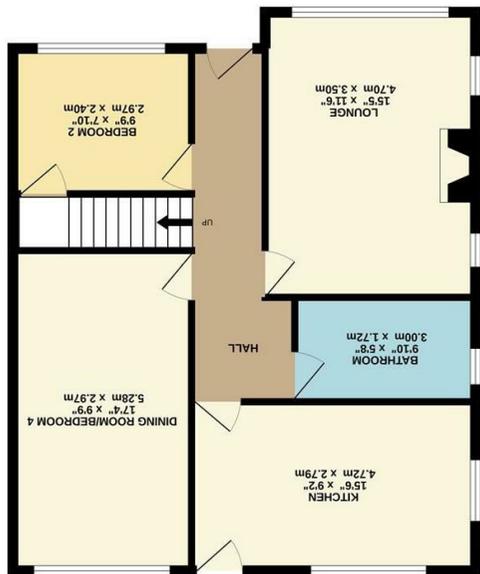
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	Potential

Energy Efficiency Rating

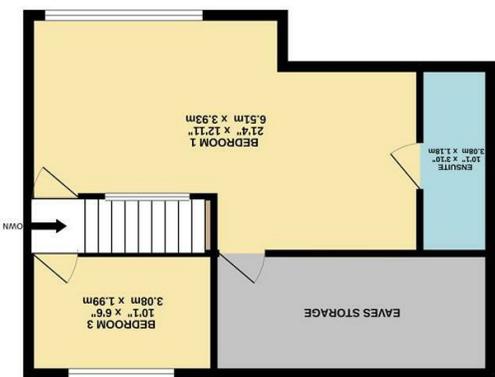
England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Potential

Environmental Impact (CO₂) Rating

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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GROUND FLOOR



1ST FLOOR

