



69 Racecourse Road, East Ayton, Scarborough YO13 9HT  
Asking Price £220,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



Early internal viewing is a MUST for this TWO BEDROOM SEMI-DETACHED BUNGALOW which benefits from ESTABLISHED LAWNED GARDENS to the front and rear of the property with FAR REACHING OPEN ASPECT VIEWS over the WOLDS, OFF-STREET PARKING, a GARAGE and is enviably located within the village of EAST AYTON.

The accommodation comprises internally, entrance vestibule, hallway, a spacious lounge/diner with views over nearby fields, a generous kitchen/modern breakfast room with a recently fitted modern kitchen with double doors to a pantry and a door to the rear garden, two double bedrooms and a white three-piece bathroom suite. Externally to the front of the property lies a block paved driveway providing off-street parking for multiple cars and access to a garage (with power) accompanied by a well-established lawned garden with far reaching views over the Wolds.. 'In our opinion' the property is offered to the market in good order throughout and does already benefit from double glazing and heating via electrical storage units.

Located within the much sought after East Ayton village, the property provides a wealth of amenities at hand which includes 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, setting and surroundings that this property 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

Entrance Vestibule

Entrance Hall

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

Lounge/Diner  
15'8" max x 12'5" max

Bathroom  
6'10" max x 6'6" max

Bedroom 1  
12'5" max x 11'9" max

Kitchen/Breakfast Room  
11'9" max x 9'10" max

Externally

To the front of the property lies a large driveway which can fit up to 5 vehicles on and a large front garden layed to lawn with paved seating area. To the rear of the property you will find a single garage and a rear lawned garden with storage shed.



Interested? Get in touch:

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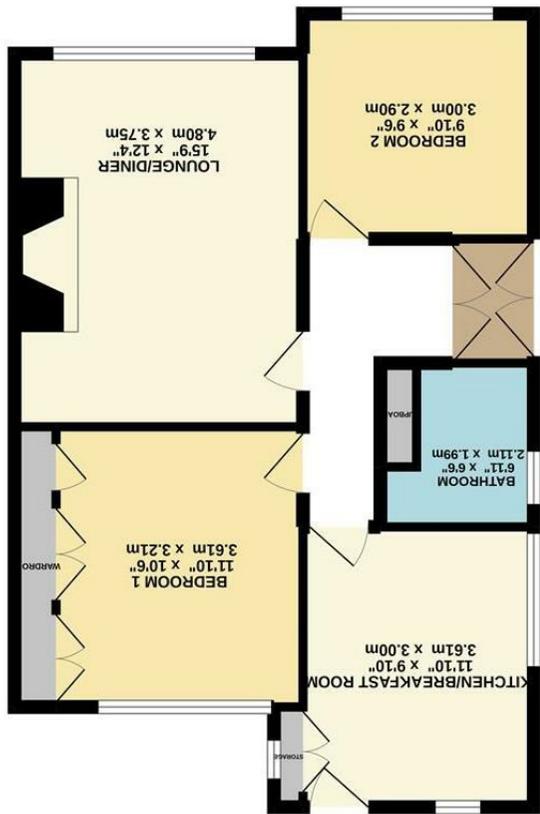
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance 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

