



38 Castlegate, East Ayton, Scarborough YO13 9EJ  
Auction Guide £150,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- POPULAR AREA OF EAST AYTON
- TRADITIONAL 2/3 BEDROOM COTTAGE
- OPEN ASPECT VIEWS TO THE WOLDS AND AYTON CASTLE
- BAY WINDOW TO THE FRONT
- LAWNED GARDENS TO THE REAR
- TRADITIONAL METHOD OF AUCTION

FOR SALE by TRADITIONAL METHOD OF AUCTION. We are delighted to bring to the market this TRADITIONAL TWO/THREE BEDROOM COTTAGE that is located in the POPULAR AREA of EAST AYTON. The property benefits from a BAY WINDOW to the front, a SUN ROOM, TWO DOUBLE BEDROOMS and OPEN ASPECT VIEWS TO THE WOLDS and AYTON CASTLE.

In brief the accommodation comprises of; the entrance with stairs to the first floor and access to the lounge area with open fire place. The lounge leads to the traditional kitchen area, the sun room, the utility room and the study. The study also has potential to become an additional bedroom. The kitchen and sun room both provide access to the rear garden. The first floor of the property benefits from two double bedrooms (one of which has built in wardrobe space) and the house bathroom complete with three-piece suite. The front of the property offers superb open aspect views to the wolds and Ayton Castle and to the rear of the property lies a garden laid mainly to lawn, a paved patio/seating area and a sun house.



The property is well located in the popular village of East Ayton to the west of Scarborough. The village has a wealth amenities including a popular, highly regarded primary school, convenience store/fuel station and post office, as well as a library, public house and fish restaurant. The location also provides excellent access to transport links including the A64 (York) A170 Pickering and is also near a regular bus route into Scarborough.

Early viewing is highly recommended. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





#### Accommodation

Ground Floor

Entrance

Lounge  
12'9" x 9'6"

Sun room  
11'9" max x 8'10"

Utility Room  
7'2" x 4'11"

Study  
11'9" max x 6'6"

Kitchen  
12'5" x 10'5"

First floor

Bedroom 1  
14'5" max x 13'1"

Bedroom 2  
10'5" x 6'10"

Bathroom  
7'2" x 5'2"

Externally

The front of the property offers superb open aspect views to the wolds. The rear of the property benefits from gardens laid mainly to lawn, a paved patio/seating area and sun house.

Details

Council Tax Banding - C

LCPF 08032023

Built in 1800's

Auction

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Interested? Get in touch:

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**CPH**



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

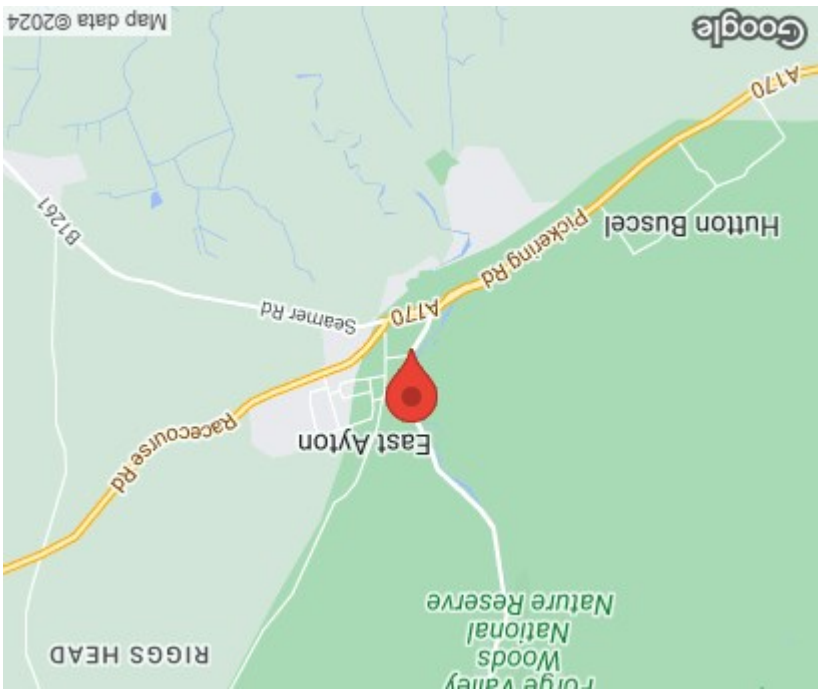


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

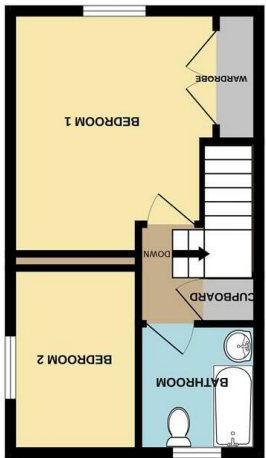
**Energy Efficiency Rating**

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

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



535 sq.ft. (49.7 sq.m.) approx.



305 sq.ft. (28.3 sq.m.) approx.

TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 operating efficiency can be given.  
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