



49 Racecourse Road, East Ayton, Scarborough YO13 9HP  
Offers In The Region Of £260,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- THREE BEDROOM SEMI-DETACHED HOME
- IN EXCELLENT DECORATIVE ORDER THROUGHOUT
- AMPLE OFF-STREET PARKING AND LAWNED GARDENS
- WITHIN THE SOUGHT AFTER VILLAGE OF EAST AYTON
- GAS CENTRAL HEATING & DOUBLE GLAZING

CPH are delighted to bring to the market this THREE BEDROOM SEMI-DETACHED HOME which provides GENEROUS LIVING ARRANGEMENTS with an OPEN PLAN LIVING/DINING ROOM, GENEROUS FRONT/REAR GARDENS, DETACHED GARAGE and AMPLE OFF-STREET PARKING.

'In our opinion' the property is offered to the market in excellent decorative order and comprises on the ground floor; entrance hall with stairs to the first floor and door to a spacious lounge/diner with patio doors leading to the rear garden. From the lounge/diner lies a further door leading to a modern kitchen with a range of wall and base units which also benefits from a pantry/store room. To the rear of the kitchen a further door provides access to a rear porch area with utility/store. To the first floor of the property lies a landing, two double bedrooms with the master benefitting from a box bay window and pleasant open aspect views, a further single bedroom and a house bathroom with separate w/c. Externally, the property is accessed off Racecourse Road via a generous driveway which offers ample off-street parking and leads to a detached single garage. To the rear of the property lies a secure and private rear garden with paved seating area.

Located within the ever popular East Ayton village, the property is well situated for a wealth of amenities at hand 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, setting, finish 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

##### GROUND FLOOR

Entrance Hall

Lounge  
14'5" x 11'5" max

Dining Room  
9'10" x 8'2" max

Kitchen  
11'5" x 8'6" max

Utility/Store  
4'11" x 3'11" max

Rear Porch  
4'11" x 3'11" max

Store  
3'11" x 2'3" max

##### FIRST FLOOR

Landing

Bedroom 1  
13'1" x 10'9" max

Bedroom 2  
10'5" x 11'1" max

Bedroom 3  
7'6" x 6'10" max

Bathroom  
7'2" x 4'11" max

WC  
2'7" x 4'3" max

##### Externally

To the front of the property lies a substantial garden laid mainly to lawn with planted borders and a driveway for up to 5 vehicles leading to a single detached garage with power. To the rear of the property lies an L shaped private and secure rear garden with paved seating area.

Details Prepared  
AB160424



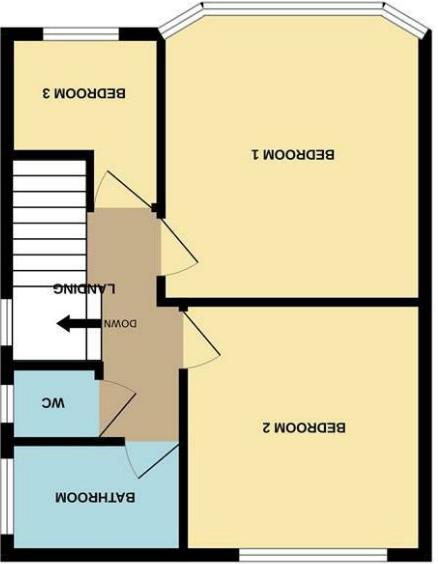
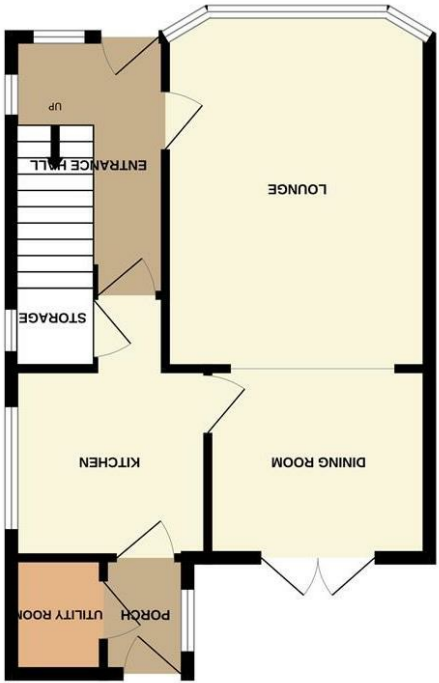
Interested? Get in touch:

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

**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



TOTAL FLOOR AREA : 83.3 sq.ft. (82.0 sq.m.) approx.  
 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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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	(1-20) G
Not energy efficient - higher running costs	
Current	Potential

England & Wales	
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