



26 Fenton Drive, West Ayton, Scarborough YO13 9GY  
Asking Price £210,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS & ENSUITE TO THE MASTER
- DOWNSTAIRS W/C
- OFF-STREET PARKING
- POPULAR WEST AYTON LOCATION
- NO ONWARD CHAIN

CPH are delighted to bring to market this SEMI-DETACHED FAMILY HOME with THREE BEDROOMS, ENSUITE to the master and downstairs W/C. The property benefits from a LAWNED GARDEN to the rear and OFF-STREET PARKING. Located in the SOUGHT AFTER area of WEST AYTON.

The property has been well maintained with gas central heating and uPVC double glazing throughout. The accommodation briefly comprises of: the entrance hallway with stairs to the first floor and access to the downstairs W/C, the kitchen/diner with integrated oven, hob, washing machine and fridge freezer, the generous lounge with double doors to the rear. To the first floor lies the landing with access to the the master bedroom with en-suite shower room, two further bedrooms and the family bathroom with white three-piece suite. Externally, the property benefits from a driveway for up to two vehicles and a front garden laid to lawn. The rear of the property offers a good sized low maintenance rear garden with paved and decked seating areas and an external storage shed.

Being located within West Ayton the property affords good access to amenities including local shops, public house/restaurant, garage/post office and mini-market, library as well as being near a regular bus route into Scarborough and offering excellent countryside walks nearby.

To arrange your viewing please call our friendly team in the office on 01723 352235 or via the website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





#### ACCOMMODATION

##### GROUND FLOOR

Entrance Hall

W/C  
5'6" x 29'6" max

Kitchen/Diner  
9'2" x 15'8" max

Living Room  
16'4" x 10'5" max

##### FIRST FLOOR

Landing

Bedroom 1  
14'9" x 9'2" max

En-suite  
7'6" x 4'11" max

Bedroom 2  
11'5" x 9'2" max

Bedroom 3  
8'10" x 6'10" max

Bathroom  
6'10" x 5'6" max

##### Externally

To the front of the property lies a driveway for up to two vehicles and a front garden laid mainly to lawn. To the rear of the property lies a generous rear garden laid mainly to lawn with paved and decked seating areas and an external storage shed.

Details Prepared  
AB220424

##### Maintenance

A monthly maintenance fee is in place which contributes towards the up-keep of the development which is £23pcm with first port.



Interested? Get in touch:

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

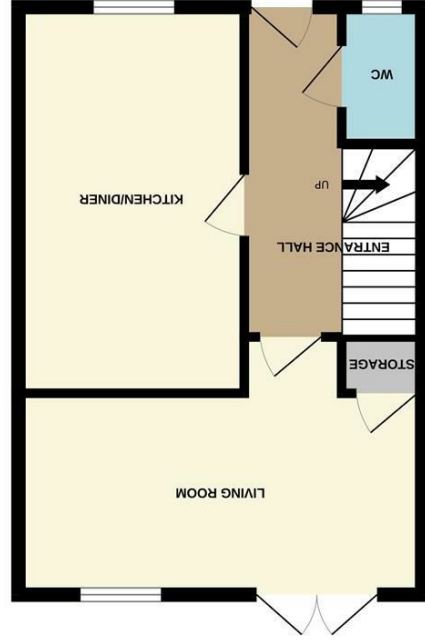
CPH

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

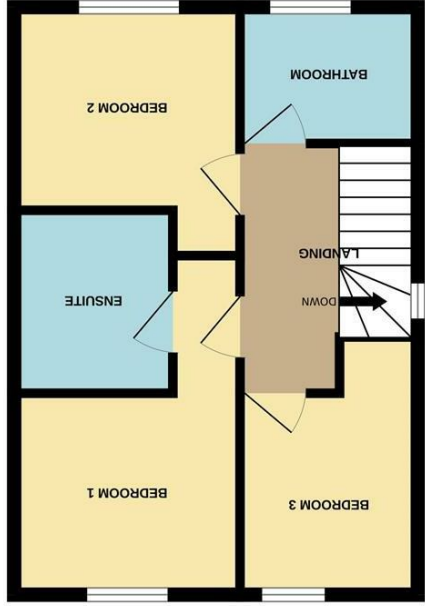


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	84
Potential	96

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	



GROUND FLOOR (36.8 sq.m.) approx.



1ST FLOOR (36.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures 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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TOTAL FLOOR AREA: 792 sq. ft. (73.6 sq.m.) approx.

