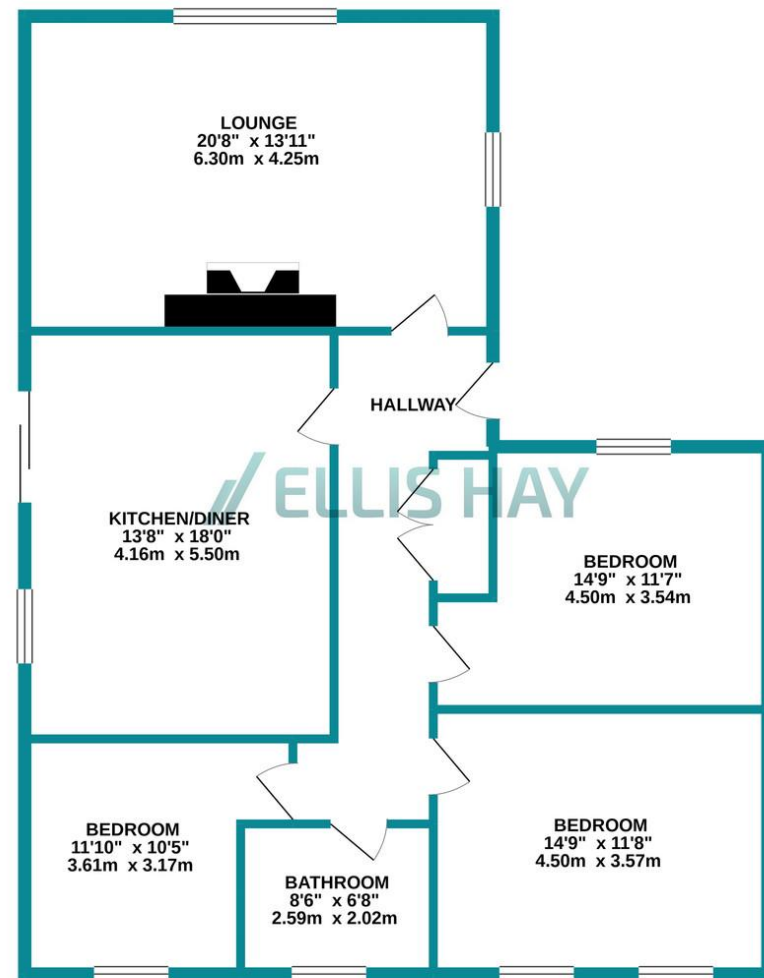


GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 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.
Made with Merge® ©2021.

ELLIS HAY FOR SALE

Sales | Lettings | Management



Tenure
Freehold

Council Tax Band
E

Viewing Arrangements
Strictly by appointment

Contact Details
14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

www.ellishay.co.uk
info@ellishay.co.uk
01723 350077

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:
15 Meadow Dene

Disclaimer: Ellis Hay strive to provide accurate sales particulars for our customers, however no responsibility can be held for inaccuracy or error and our measurements are approximate. Although we have inspected the property, no fittings, services or appliances have been tested by ourselves either within or outside the building, and we would advise obtaining verification from a solicitor or surveyor. If travelling a considerable distance please contact us if there is a particular aspect of the property you would like confirming.



Meadow Dene
East Ayton, Scarborough, YO13 9EL

Guide Price £365,000

14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

Tel: 01723 350077
info@ellishay.co.uk

www.ellishay.co.uk

We are delighted to offer to the market this 3 bedroom detached bungalow located in the ever popular village of East Ayton. In our opinion, the property is ideally situated in a quiet cul de sac, being close to many local amenities such as shop, restaurant/public houses, library, churches and the village school, and offers a generous level of accommodation. Briefly comprising, hallway, lounge, kitchen/dining room, 3 double bedrooms, family bathroom, double garage, cavity wall insulation and enclosed garden. Sold with no onward chain, we highly recommend an early viewing.



Property Description

FRONT ENTRANCE

Steps up from driveway to UPVC front door and side window. Outside lighting.

HALLWAY

With access to all rooms, overhead lighting, coving, and storage cupboards one of which houses the gas boiler.

LOUNGE

Dual aspect UPVC windows, with feature Oriel window overlooking the front of the property. Overhead lights, coving and radiator. TV and Telephone point. Wood fire surround and marble effect hearth.

KITCHEN/DINER

Glazed door. With range of wall, floor and drawer units with ornamental corner shelving. Integrated electric oven, gas hob and extractor unit over. Stainless steel sink with co-ordinating worktop and tiled splash back. Breakfast Bar. Plumbing for washing machine and spaces for under counter fridge and freezer. Overhead light, coving and radiator. Sliding UPVC double patio doors leading to side and rear of the property.

BEDROOM 1

Double bedroom. Overhead light, coving and radiator. UPVC window overlooking the side of the property.

BEDROOM 2

Double bedroom. Overhead light, coving and radiator. UPVC windows overlooking the rear of the property.

BEDROOM 3

Double bedroom. Overhead light, coving and radiator. UPVC window overlooking the side of the property.

BATHROOM

3 piece bathroom suite with shower over the bath. Fully tiled. Frosted UPVC window overlooking the rear of the property.

OUTSIDE

To the front of the property there is a lawned area, mature borders and hard landscaped driveway. Gated access to both the side of the property and further drive/double garage. The rear garden consists of hard landscaped patio area, lawn and steps up to a raised patio/lawn area.

GARAGE

Double garage with manual doors, light and power. Access door to the side with window.

DIRECTIONS

From the Railway Station proceed down Falsgrave Road, straight through the traffic lights and straight on at the mini roundabout onto Stepney Road. At the next round about head straight onto Stepney Hill, continue on Racecourse Road into East Ayton. Turn right onto Broadlands Drive, first right onto Meadow Drive and then right onto Meadow Dene. The property is on the left hand side.

- 3 BEDROOM DETACHED BUNGALOW
- DESIRABLE VILLAGE LOCATION
- DOUBLE GARAGE
- LARGE LOUNGE AND KITCHEN/DINER
- ENCLOSED GARDEN

