



colin ellis

**Racecourse Road,
East Ayton, Scarborough, YO13 9HP**

This well proportioned TWO BEDROOM home is located in the popular village of EAST AYTON. Featuring LOUNGE WITH OPEN FIRE, kitchen/diner, CONSERVATORY, DUAL ASPECT MASTER BEDROOM and a well presented family bathroom. There are FRONT AND REAR GARDENS, outhouse with space for home gym and a DRIVE. Offered with no onward chain early viewing is advised.

Guide Price £160,000





Colin Ellis welcome to the market a well proportioned home in a sought after area. Offering lounge with an open fire, kitchen/diner, conservatory, veg patch, south facing garden and a outhouse with space for home gym. Offered with no onward chain early viewings are advised.

Briefly comprising of an entrance hall leading to dual aspect lounge with open fire, kitchen/diner with under stairs cupboard and a conservatory. To the first floor is a dual aspect master bedroom with field views, a further double bedroom and a well presented three piece family bathroom. To the rear is a south facing garden with a patio area, small veg patch, outhouse with space for home gym and access to the side leading to the front. To the front is an enclosed gated garden and a drive for three cars.

East Ayton is a lovely friendly village which provides a wealth of local amenities and facilities including Petrol Station, supermarket, post office, fantastic Primary School, two Churches, Public house, Pubs and a Fish and Chip Restaurant all within walking distance. There is also access to excellent Doctors surgeries in the nearby West Ayton and Seamer Villages. From this house there is easy access to Scarborough (approx. 5 miles) Pickering (approx. 13 miles) and Malton (approx. 19 miles). Walks can be enjoyed along the River Derwent and through picturesque Forge Valley.

ENTRANCE HALL

UPVC front door and stairs to first floor landing.

LOUNGE

16' 0" x 10' 11" (4.90m x 3.35m)

With open fireplace, storage heater, power points, uPVC double glazed windows to front and rear.





KITCHEN

16' 6" x 8' 10" (5.03m x 2.70m)

Range of wall and base units with roll top work surfaces with tiled splash backs, sink and drainer unit, space for fridge freezer, space for electric oven, power points, plumbing for washing machine, storage heater, uPVC double glazed windows to front and rear and uPVC door to rear.

CONSERVATORY

6' 11" x 9' 4" (2.13m x 2.87m)

With access to garden.

STAIRS TO FIRST FLOOR

BEDROOM ONE

16' 2" x 10' 11" (4.93m x 3.34m)

Fitted wardrobes, power points, electric radiator and uPVC double glazed windows to front and rear.

BEDROOM TWO

10' 2" x 13' 1" (3.11m x 4.01m)

Electric radiator, power points and double glazed window to front

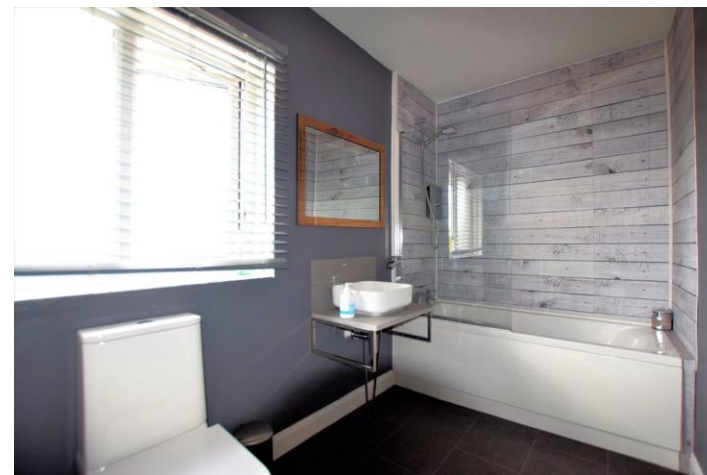
BATHROOM

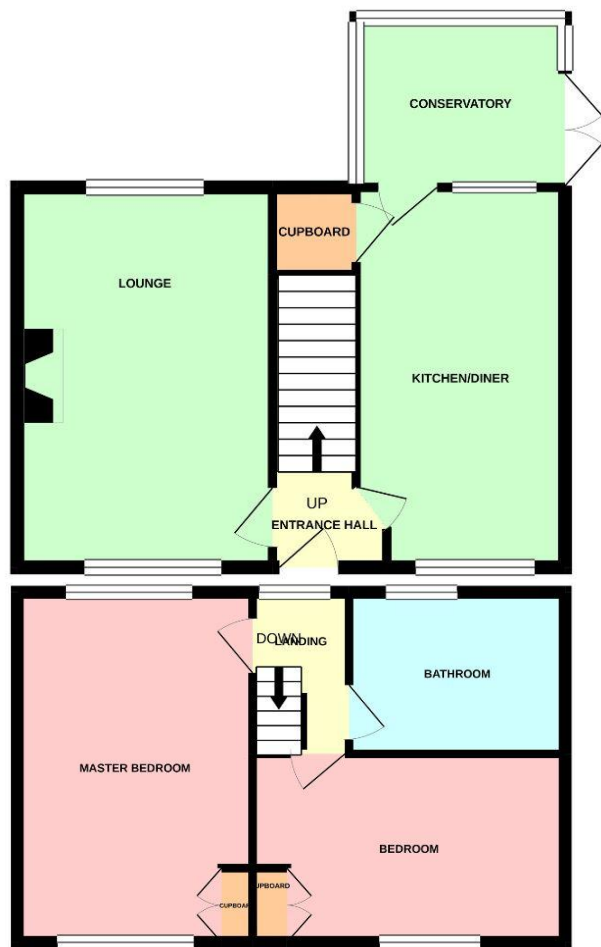
5' 6" x 10' 0" (1.68m x 3.07m)

Three piece white suite with shower over bath, low flush WC and modern hand basin, tiled floor, ladder radiator and uPVC double glazed window to rear.

GARDEN

Front garden having lawn and planted borders and driveway for 3 cars. Rear garden with side entrance having patio, lawn, planted borders, outside tap and outhouse with space for home gym.





Racecourse Road - Reference Number: 11042

EPC TBC

Council Tax Band: Band B

TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

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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