



TOTAL FLOOR AREA: 1345 sq.ft. (125.0 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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ELLIS HAY FOR SALE

Sales | Lettings | Management



Tenure
Freehold

Council Tax Band
C

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		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:
56 Chantry Drive

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.

Chantry Road
East Ayton, Scarborough, North Yorkshire YO13 9EP

Offers in Excess of £243,000

14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

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We are delighted to offer to the market this 4/5 bedroom semi-detached house located in the ever popular village of East Ayton. Close to many local amenities such as shop, restaurant/public houses, library, churches and the village school, the location has much to offer and it is only a short distance to Scarborough. Furthermore, in our opinion the property is ideally suited to many buyers with its flexible and plentiful accommodation and would be particularly appealing for families. Briefly comprising lounge, kitchen, conservatory/dining room, the downstairs also has the family bathroom and an additional family room/lounge that could be used as another bedroom. Upstairs are 3 bedrooms, The property benefits from a driveway, garage and attractive front and rear gardens. Sold with no onward chain, we highly recommend an early viewing.



Property Description

FRONT ENTRANCE

Exterior light. UPVC door leading to

HALLWAY

Overhead light, radiator and laminate flooring.

LOUNGE

Dual aspect room with UPVC windows overlooking front and side of the property. Overhead light coving and radiator. Electric fire with marble effect hearth, built in cupboards and TV and Telephone points.

KITCHEN

With range of white gloss wall, base and drawer units with co-ordinating worktop, stainless steel sink and mixer tap and tiled splash back. Spaces for range cooker and large Fridge/Freezer and dishwasher. Overhead light, coving and linoleum flooring. UPVC windows overlooking the conservatory and the side of the property.

CONSERVATORY/DINING ROOM

UPVC windows. Wall lights and 2 radiators. Access to the rear of the property.

BEDROOM 1

Large Double bedroom. UPVC window overlooking the conservatory. Overhead light, coving and radiator.

BEDROOM/FAMILY ROOM

Currently used as a music room, this room would be perfect as a 5th Bedroom or additional lounge. Overhead light and radiator.

FAMILY BATHROOM

Fully tiled wet room with electric shower, toilet and hand basin. Stainless steel ladder radiator. Ceiling spotlights. Frosted UPVC window overlooking the side of the property.

STAIRS LEADING TO

BEDROOM 2

Double bedroom. Overhead light, cupboard housing boiler and access to loft. UPVC window overlooking the side of the property.

BEDROOM 3

UPVC window overlooking the front of the property. Overhead light, coving and radiator.

BEDROOM 4

Overhead light, radiator and UPVC window overlooking the rear of the property.

OUTSIDE

To the front of the property, the garden is mainly laid to lawn with borders and a well established hedge. Hard landscaped path leading around the property.

To the rear, the garden is a hard landscaped patio area and gate to the side of the property.

GARAGE

With parking for 2 cars.

Up and over door, lighting and power. Plumbing for washing machine.

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 and then first left onto Chantry Road. The property is on the left hand side.

- 4/5 BEDROOM SEMI DETACHED
- POPULAR VILLAGE LOCATION
- CONSERVATORY
- GARAGE AND PARKING FOR 2 CARS
- FLEXIBLE ACCOMODATION

