



£430,000

49 PICKERING ROAD, WEST AYTON, SCARBOROUGH, YO1 3 9JE

- Beautiful Presentation
- Four Bedrooms
- Orangery To The Rear
- Garage and Gardens

A BEAUTIFUL WELL PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE IN THE SOUGHT-AFTER VILLAGE OF WEST AYTON. SITUATED ON THE PICKERING ROAD, THIS PROPERTY HAS BEEN STYLISHLY UPGRADED AND EXTENDED BY THE CURRENT OWNERS TO OFFER A FANTASTIC FAMILY HOME IN A BEAUTIFUL VILLAGE.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA - 1601 sq.ft. (149.8 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 inaccuracy. The floorplan is for descriptive purposes only and should not be relied upon as to the size of any room. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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Property Description

The house when briefly described comprises, entrance lobby, hallway, bay fronted dual aspect lounge, separate dining room, modern kitchen, pantry, cloak room and orangery to the ground floor. On the first floor are four well-appointed and stylish house bathroom. Long lawned garden to the frontal aspect and private enclosed garden to the rear. Driveway leading to the detached garage.



GROUND FLOOR

ENTRANCE LOBBY

HALLWAY

LOUNGE

16' 6" x 14' 3" (5.03m x 4.34m) into bay

DINING ROOM

13' 9" x 13' 3" (4.19m x 4.04m)

KITCHEN

17' 2" x 9' 5" (5.23m x 2.87m)

PANTRY

CLOAKROOM

ORANGERY

16' 6" x 8' 2" (5.03m x 2.49m)

FIRST FLOOR

LANDING

BEDROOM

13' 9" x 13' 4" (4.19m x 4.06m)

BEDROOM

13' 9" x 12' 4" (4.19m x 3.76m)

BEDROOM

11' 8" x 7' 9" (3.56m x 2.36m)

BEDROOM

9' 7" x 9' 6" (2.92m x 2.9m)

BATHROOM

OUTSIDE

GARDENS

GARAGE