



OFFERS IN EXCESS OF £235,000

7 SHELTON AVENUE, EAST AYTON, SCARBOROUGH, YO13 9HB

- Detached House
- Immaculate Presentation
- Three Bedrooms
- Garage Gardens and Conservatory

AN IMMACULATE THREE BEDROOM DETACHED HOUSE SET IN THIS POPULAR VILLAGE WITH LOVELY DISTANT VIEWS ACROSS THE WOLDS. WELL-PRESENTED AND MODERNISED THROUGHOUT WITH OPEN PLAN KITCHEN DINER, MODERN SHOWER ROOM AND ADDITIONAL CONSERVATORY. DETACHED GARAGE, DRIVEWAY AND WELL-PRESENTED GARDEN.

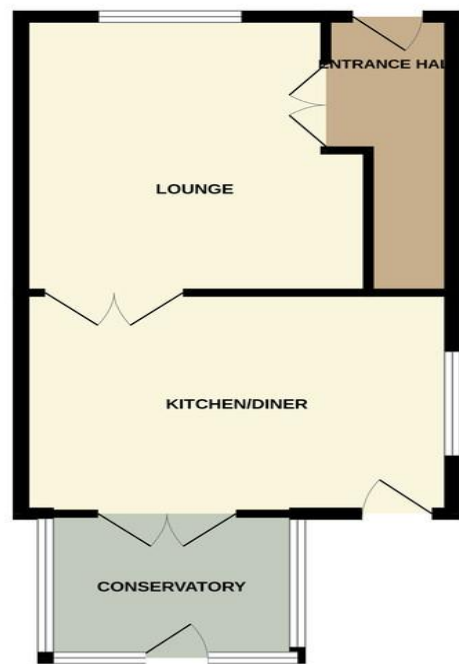


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 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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Property Description

This family home when briefly described comprises, entrance hall, front facing lounge, rear open plan modern kitchen diner and conservatory to the ground floor. On the first floor are three well-appointed bedrooms, and recently installed shower room. Low maintenance front garden, enclosed rear garden with lawn and paved patio, driveway leading to the detached garage.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
13' 5" x 12' 5" (4.09m x 3.78m)

KITCHEN/DINER
15' 5" x 10' 9" (4.7m x 3.28m)

CONSERVATORY
9' 1" x 7' (2.77m x 2.13m)

FIRST FLOOR

LANDING

BEDROOM
14' 9" x 8' 5" (4.5m x 2.57m) max

BEDROOM
11' 7" x 9' 6" (3.53m x 2.9m)

BEDROOM
9' 2" x 6' 8" (2.79m x 2.03m)

BATHROOM
6' 0" x 5' 10" (1.83m x 1.78m)

OUTSIDE

GARDENS

GARAGE