



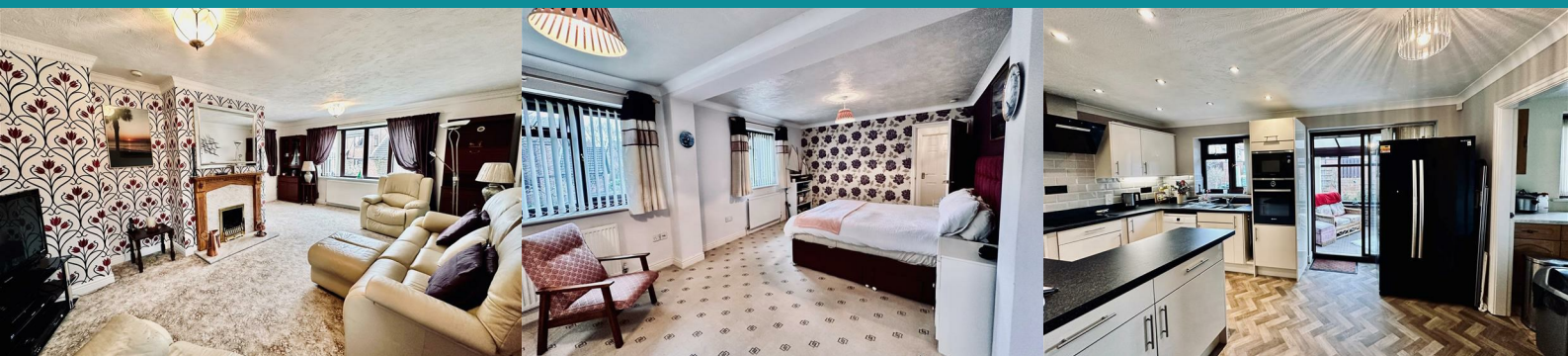
8 Meadow Dene

East Ayton, Scarborough, YO13 9EL

Guide Price £350,000



We are delighted to offer to the market this 2 bedroom detached bungalow situated in a tucked away cul de sac in East Ayton benefiting from all the local amenities on offer such as churches, shops, fish and chip shops and restaurants, pubs and nearby countryside to walk in and explore. Set on a corner plot, the property benefits from enclosed rear garden and separate garage with electric roll door and open aspect to the front. When briefly described the property has a dual aspect lounge, modern kitchen/diner leading to conservatory and also an utility room which can also be used as a study. The main bedroom is generously proportioned with full length mirrored wardrobe and an en suite. There is a second double bedroom, family bathroom and storage cupboard in the hallway. In our opinion, this well maintained property offers generous accommodation in a serene location and is not to be missed. Call our friendly sales team today to arrange a viewing.



Front Entrance

Steps up to the front door.

Hallway

Overhead light, radiator and storage cupboard.

Lounge

L shaped lounge with overhead light, coving and radiator. Front facing UPVC window and additional UPVC overlooking the side of the property. Ornamental hearth and fireplace.

Kitchen/Diner

Modern kitchen with wall, base and drawer units, co-ordinating worktop, tiled splashback and stainless steel sink. Integrated hob and extractor and Bosch oven and microwave. Space for dishwasher and large American style Fridge/Freezer. Window overlooking the rear garden and patio doors giving access to the conservatory. Inset spotlights in the kitchen area and overhead light in dining area with coving and radiator.

Utility

Range of base and wall units with worktop, stainless steel sink and space for washing machine. Overhead light, coving and radiator. Window overlooking the rear garden.

Conservatory

Part brick and glazed conservatory with radiator and door giving access to the rear garden.

Bedroom 1

Front facing UPVC windows with fitted mirrored wardrobes the full width of the room. Overhead light, coving and 2 radiators.

Ensuite

Corner shower cubicle with bar mixer shower, WC and handbasin. Overhead light, coving and ladder radiator.

Bedroom 2

Double bedroom with rear facing UPVC window, overhead light, coving and radiator.

Bathroom

3 piece suite with bar mixer shower over the bath. Inset spotlights, coving and ladder radiator. Built in cupboard and frosted UPVC window overlooking the rear.

Outside

To the front of the property is a block paved driveway leading to the front steps with lawned area and shrubs.

At the rear is a garden with hard landscaping, lawn and mature borders. Gated access to both sides of the property and steps leading to the personnel door of the garage. Outside tap.

Garage

Electric door and side door leading to the gard

Directions

What 3 Words

rocked.reds.surpasses

Area Map

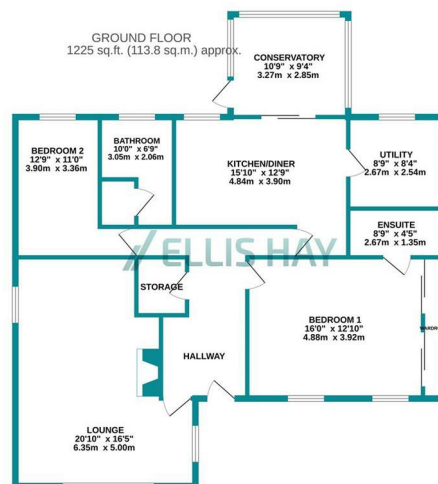


Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 66 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Council Tax Band: D

Tenure: Freehold



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