



8 Ayton Road

Seamer, Scarborough, YO12 4RG

Guide Price £300,000

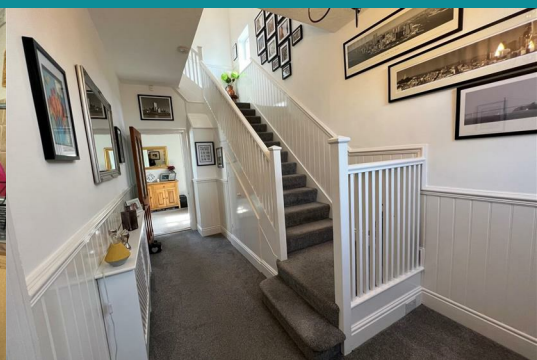
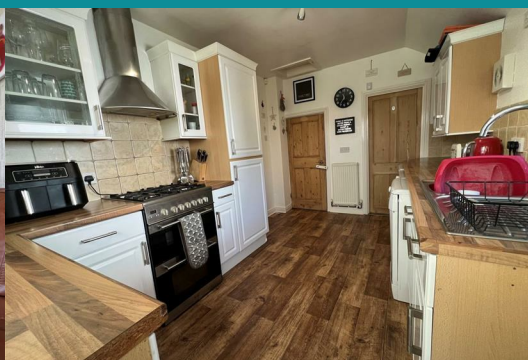


We are delighted to bring to the market this well presented 3 bedroom semi detached property on the edge of the popular village of SEAMER, conveniently close to the A64 with easy transport links into Scarborough and Filey.

When briefly described the property has three bedrooms, two generous sized reception rooms, including log burners, garage with inspection pit, conservatory, downstairs W.C., family bathroom. This property has generous level gardens, driveway and outdoor seating areas.

We highly recommend an early viewing of this property, please contact our friendly sales team on 01723 350077.

**** Please note this property is owned by a member of Ellis Hay staff****



Hallway

The house is entered via a UPVC door into the main hall. the hallway is carpetted with stairs up to the first floor, radiator and doors leading into the lounge, dining room and kitchen.

Dining Room/ Sitting Room 19'6" x 14'1" (5.94m x 4.29m)

A large room at the rear of the property with carpet, radiator and dual aspect so it is light , a brick feature fireplace with a wood burner and a door into the kitchen. There is also a cupboard under the stairs

Lounge 14'8" x 12'0" (4.47m x 3.66m)

Located at the front of the house this room is light and bright having a large window overlooking the front garden. This room has a carpet , radiator a, TV point and a brick feature fireplace with a woodburner.

Kitchen 13'0" x 9'0" (3.96m x 2.74m)

A modern kitchen with laminate flooring , a range of wall and base units , composite worktops, partially tiled walls ,extractor, double range type cooker, space for a washing machine and a single stainless steel sink and drainer. Doors lead off into the garage, conservatory and downstairs W.C.

Cloakroom 4' x 2'3" (1.22m x 0.69m)

A downstairs cloakroom with W.C. and a hand wash basin set in a vanity unit. There is also a window to the front of the property.

Conservatory 16'2" x 11'1" (4.93m x 3.38m)

A large conservatory at the rear of the house overlooking the rear garden, this room has a carpet, lighting with a fan and a fireplace. Double doors lead out onto the lawn.

Garage 17'0" x 11'7" (5.18m x 3.53m)

Accessed from the kitchen the garage has wooden bifolding doors opening onto the front and a personell door to the side of the house. There are electrics, lighting and an inspection pit in the floor which is covered over.

Bedroom One 12'0" x 11'11" (3.66m x 3.35m3.35m)

A double bedroom overlooking the rear of the house with a carpet and radiator.

Bedroom Two 12'9 x 9'6" (3.89m x 2.90m)

A double room overlooking the front of the property with a large fitted wardrobe, carpet and radiator.

Bedroom Three 9'2" x 7'10" (2.79m x 2.39m)

A single bedroom to the front of the house with a carpet and a radiator.

Bathroom 7'10" x 6'11" (2.39m x 2.11m)

A modern fully tiled three piece bathroom with a shower over the bath and a glass shower screen. There is a window to the rear of the property and a heated towel rail.

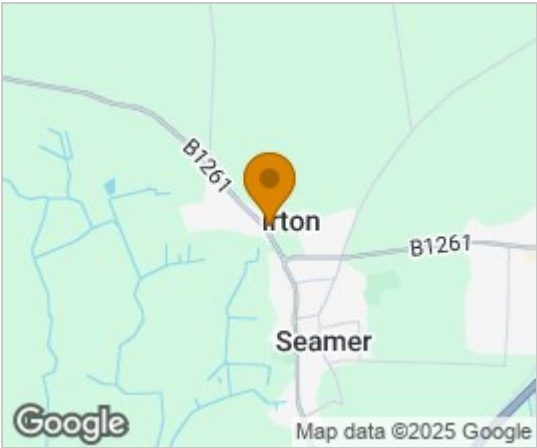
Outside

The property is situated on a generous sized plot with a front lawn, driveway, side patio large level lawned area , shed and gravelled seating areas. In our opinion an ideal family garden.

What Three Words Location

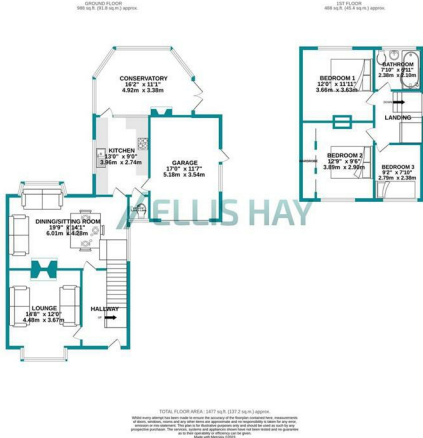
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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	65	
(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: C
Tenure: Freehold



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