



19 Shelton Avenue

East Ayton, Scarborough, YO13 9HB

Guide Price £245,000



We are pleased to bring to the market this well presented 3 bedroom detached house in the popular village of Eat Ayton, with rural views from both the house and garden. The village provides access to local amenities, countryside walks, and a primary school rated 'Good' by Ofsted (subject to the latest inspection report), making it suitable for family life.

The accommodation includes a modern kitchen diner designed for everyday use and social occasions, lounge, 3 bedrooms and a contemporary-style bathroom. Outside, the property features a lawned garden with patio area, offering space for outdoor use during warmer months. A driveway provides off-street parking, and a garage offers additional storage or parking potential.

For further details or to arrange a viewing, please contact Ellis Hay, your local estate agency



FRONT ENTRANCE

UPVC door with storm porch over.

HALLWAY

Radiator , wall mounted thermostatic control and overhead light.

LOUNGE 26'4" x 10'4" (8.05 x 3.15)

Bay fronted UPVC window overlooking the front of the property. Overhead light, radiator and doors through to

DINING AREA 12'9" x 9'10" (3.91 x 3.01)

UPVC patio doors leading to garden.

KITCHEN AREA 13'9" x 9'2" (4.2 x 2.8)

Range of wall, base and drawer units, stainless 1.5 steel sink with mixer tap, co-ordinating worktop and upstand. Integrated electric oven, gas hob and extractor fan over. Integrated dishwasher, washing machine and tumble dryer, space for fridge freezer.

BEDROOM 1 13'9" x 8'7" (4.2 x 2.63)

BEDROOM 2 11'5" x 8'7" (3.5 x 2.64)

BEDROOM 3 8'2" x 5'11" (2.5 x 1.81)

BATHROOM 6'7" x 5'10" (2.02 x 1.8)

OUTSIDE

Steps up to the front door and lawned area. Driveway at the side of the property leading to single garage, gated access to the rear garden. Enclosed rear garden which has a hard landscaped patio area, which is bordered by a retaining brick wall and railings with gated access to a raised lawn.

DIRECTIONS

What 3 Words
pizza.marathon.bathtubs

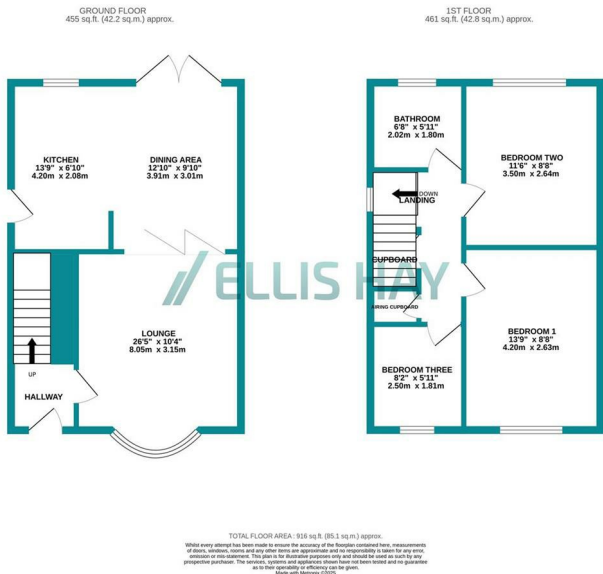
Area Map



Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs			86	
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				63
(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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