



## Monymusk Beech Lane

West Ayton, Scarborough, YO13 9JG

Guide Price £390,000



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### Monymusk

Ellis Hay are delighted to bring to the market this 4-Bedroom Edwardian Semi-Detached home in the village of West Ayton, Scarborough.

#### Key Features:

Edwardian Semi-detached property

Four bedrooms plus attic room

Three reception rooms and conservatory

Kitchen and family bathroom

Two separate WCs

Private driveway and side patio

Large rear garden

South West facing

Situated in West Ayton, this spacious Edwardian Semi-Detached home offers flexible living across multiple reception spaces and bedrooms. The ground floor includes three Reception rooms, a Kitchen, Conservatory, WC and ample storage. Upstairs, four Bedrooms, a family Bathroom with separate shower, WC and an Attic room.

Access to the property is via a private lane leading to a secluded location off the main road.

Externally the property benefits from a private driveway, patio to the side, and a substantial garden to the rear.

West Ayton provides local amenities, schooling, and convenient access to the A64, Scarborough town centre and the seafront is just a short drive away by car.

We think this is a property not to be missed, please call our friendly sales team to arrange a viewing on 01723 350077

#### Porch

6'0" x 6'3" (1.83 x 1.91)

#### Lounge

14'2" x 16'0" (4.32 x 4.88)

#### Sitting Room

14'9" x 12'7" (4.50 x 3.84)

#### Dining Room

12'6" x 13'7" (3.83 x 4.16)

#### Kitchen

12'6" x 12'3" (3.83 x 3.75)

#### Conservatory

13'0" x 12'3" (3.97 x 3.75)

#### Bedroom 1

12'11" x 12'7" (3.94 x 3.84)

#### Bedroom 2

11'8" x 14'2" (3.56 x 4.33)

#### Bedroom 3

8'10" x 10'6" (2.71 x 3.21)

#### Bedroom 4

12'11" x 12'3" (3.94 x 3.75)

#### Bathroom

9'11" x 8'9" (3.04 x 2.67)

#### Attic Room

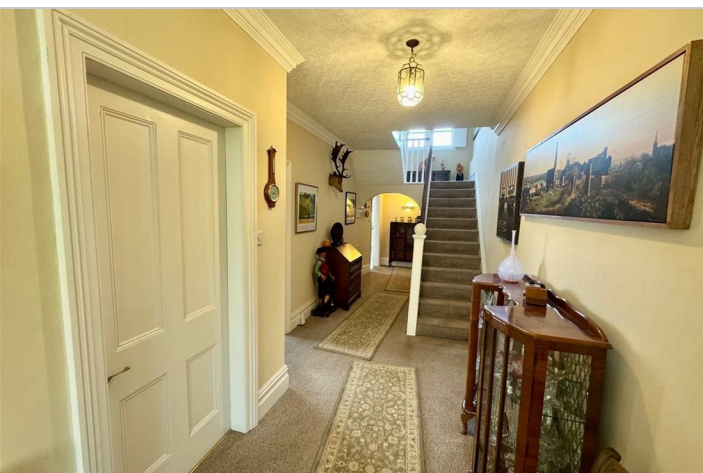
16'1" x 16'0" (4.92 x 4.90)

#### Directions

What 3 Words

Pinging.liquids.beams



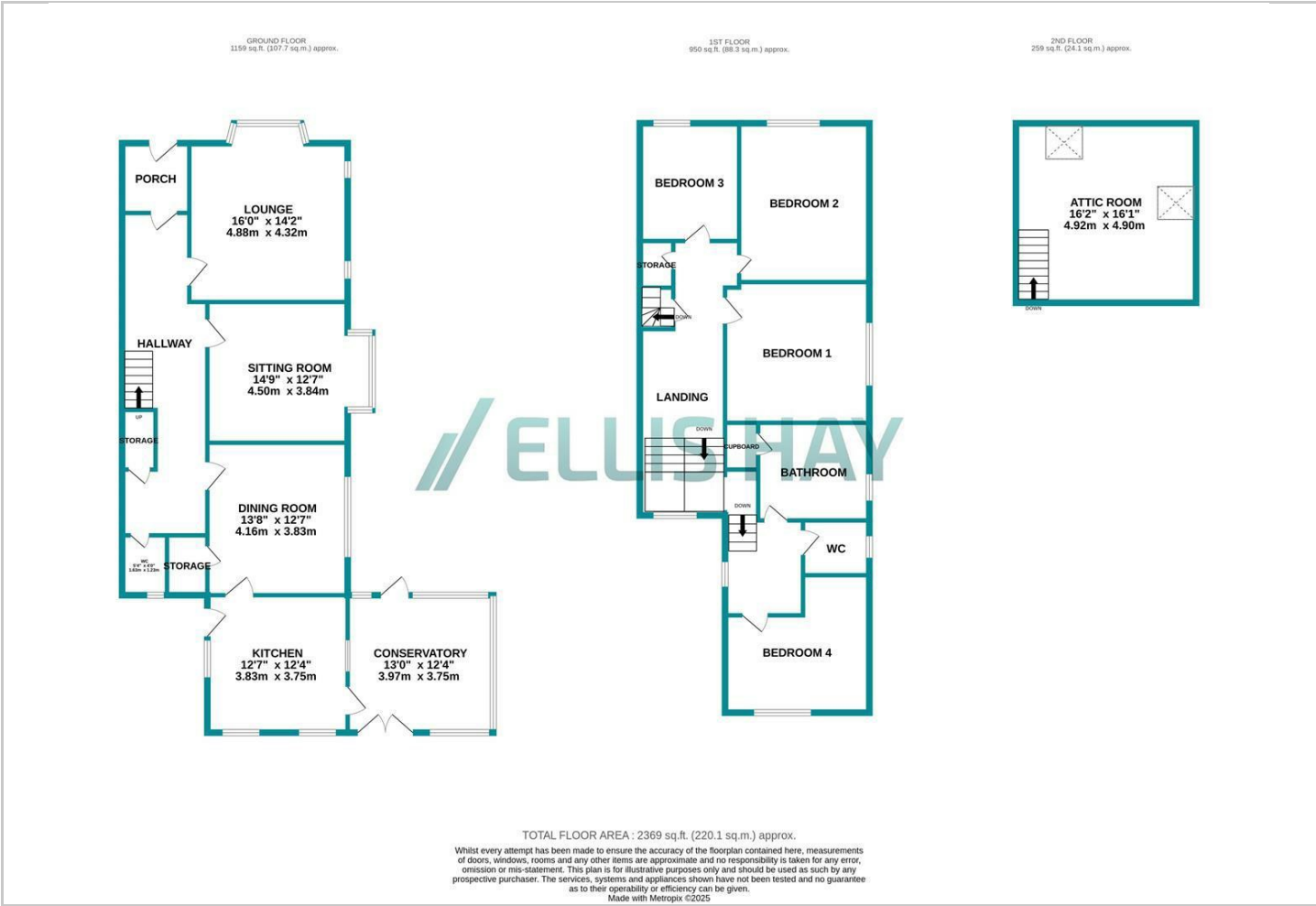




## Hybrid Map



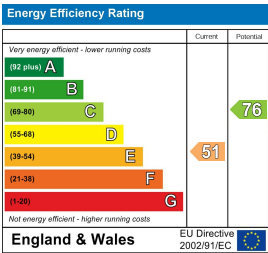
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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