



Farrier Way, East Ayton

- Two Double Bedrooms
- Village Location
- Rear Garden
- Off Road Parking
- Modern Interior

£160,000

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Farrier Way, East Ayton

DESCRIPTION

Hunters are proud to bring to the market this IMMACULATE MID TERRACE HOME offering TWO DOUBLE BEDROOMS, MODERN INTERIOR and REAR GARDEN. Benefitting from OFF ROAD PARKING, DOWNSTAIRS WC, AMPLE STORAGE and UPVC DOUBLE GLAZING creating the ideal home for a range of buyers including first time buyers, couples and small families.

This bright and airy abode briefly comprises of: Entrance hall leading to modern fitted kitchen, lounge and downstairs WC. To the first floor your are presented with two double bedrooms and family bathroom with three piece suite. To the outside you are greeted by a laid to lawn rear garden and patio area and to the front an off road parking space.

This property is located within the highly popular residential village of East Ayton which is situated a few miles west of Scarborough. With it's twin village West Ayton you are provided with a wealth of local amenities and facilities including Petrol Station, post office, Primary School, two Churches, Public house, Pubs and Fish and Chip Restaurant all a short distance away. From the village there is easy access to Scarborough (approx. 5 miles) Pickering (approx. 13 miles) and Helmsley (approx. 26 miles) via local bus route.

Call now to arrange a viewing to appreciate this fantastic property.




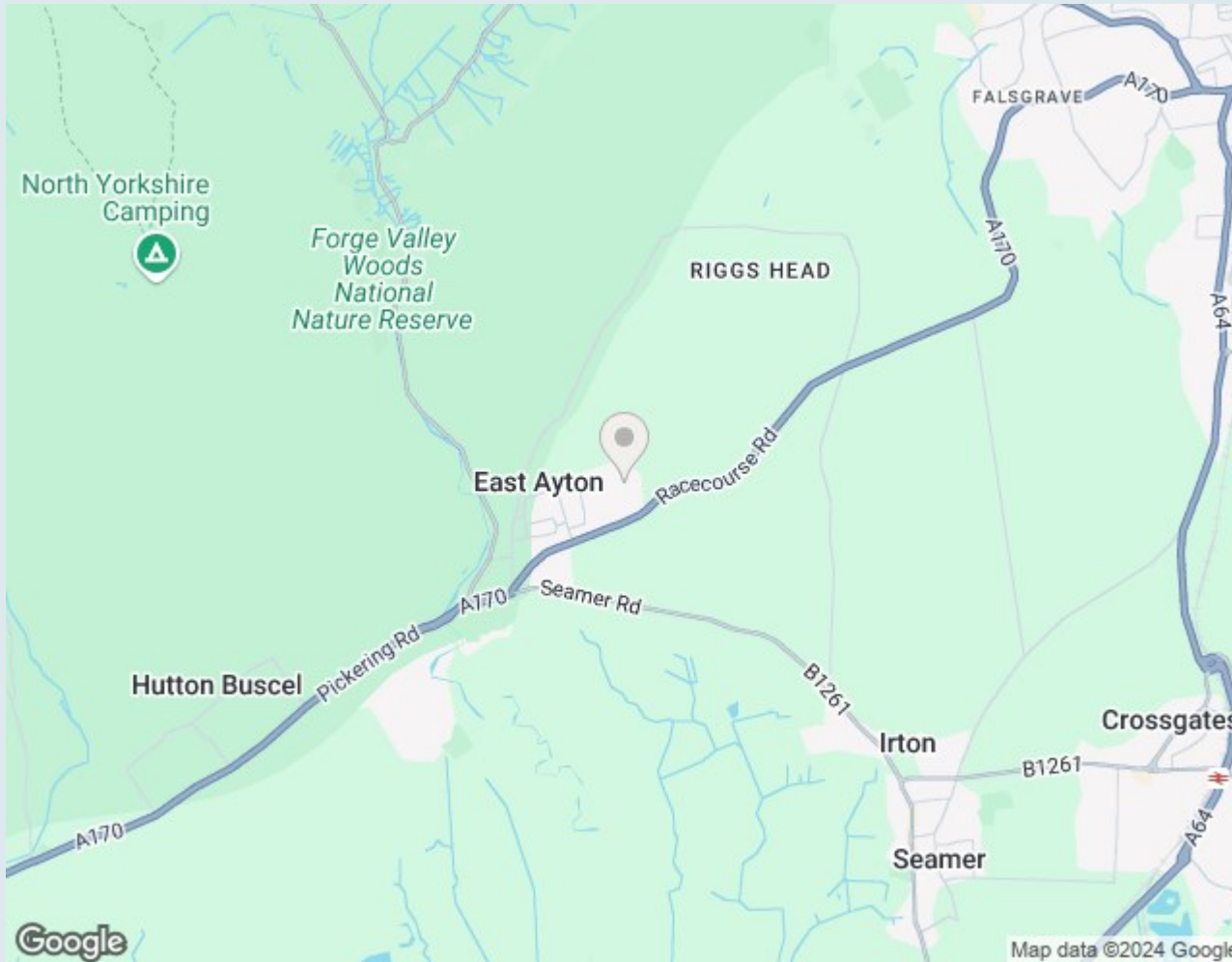
Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B	84	
(69-80) C		
(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	



Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

33 Huntriss Row, Scarborough, YO11 2ED

Tel: 01723 336760 Email:

scarborough@hunters.com <https://www.hunters.com>

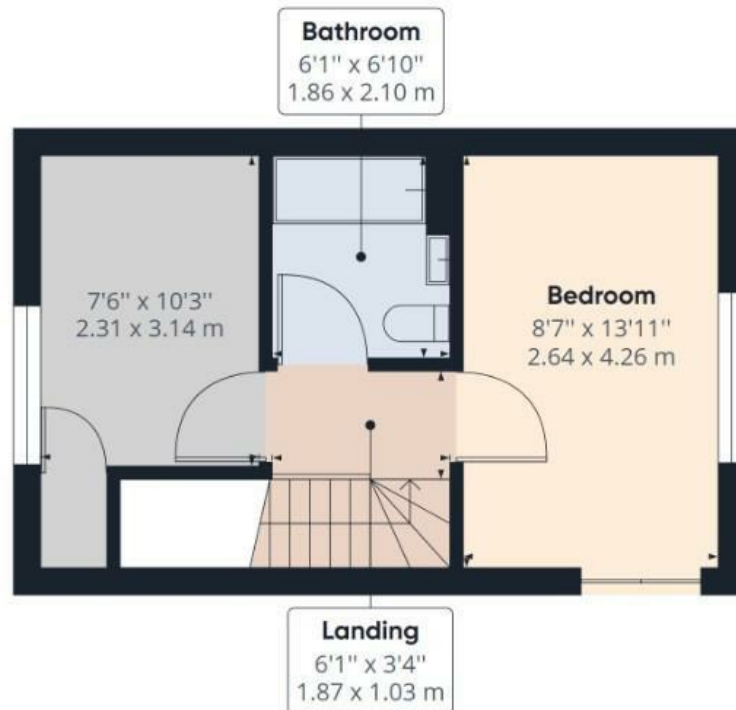
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered





Ground Floor



Floor 1

Approximate total area⁽¹⁾

587.09 ft²

54.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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