



## Chantry Road, Scarborough

- Semi Detached
- Modern Fitted Kitchen With Integrated Appliances
- Large Driveway
- Council Tax C
- Four Bedrooms
- Front And Rear Gardens
- EPC D

**£220,000**

**Tenure: Freehold**

**HUNTERS<sup>®</sup>**

HERE TO GET *you* THERE

# Chantry Road, Scarborough

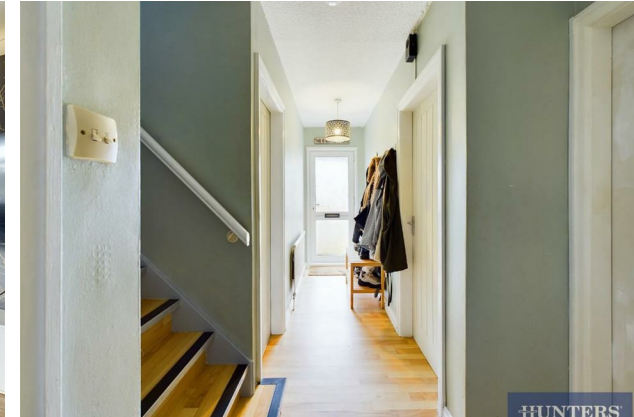
## DESCRIPTION

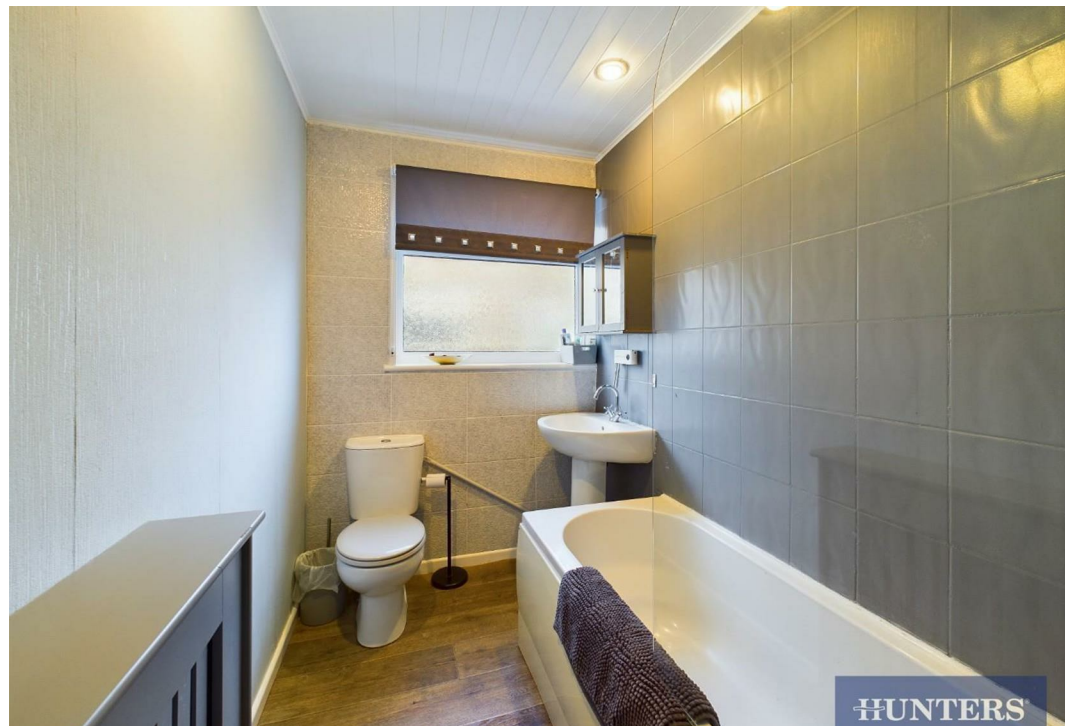
Hunters are pleased to bring to the market this WELL PRESENEED SEMI-DETACHED house situated in the HIGHLY SOUGHT AFTER village location of East Ayton offering FOUR BEDROOMS, LARGE REAR GARDEN, GARAGE and AMPLE OFF STREET PARKING. Benefiting from MODERN FITTED KITCHEN WITH INTERGRATED APPLIANCES, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING creating the perfect home for a range of buyers including COUPLES AND FAMILIES.

This bright and airy abode briefly comprises of: entrance hall leading to the kitchen, spacious lounge with feature fireplace, two generous size bedrooms and family bathroom. To the first floor you are greeted with two further double bedrooms. To the outside of the property you are welcomed with garage, off street parking and front and rear low maintenance gardens.

This property is located within the highly popular residential village of East Ayton. Situated a few miles west of Scarborough, East Ayton, together with its twin West Ayton, provides a wealth of local amenities and facilities and amenities including Petrol Station, supermarket, post office, Primary School, two Churches, Public house, Pubs and Fish and Chip Restaurant all within walking distance. From the village there is easy access to Scarborough (approx. 5 miles) Pickering (approx. 13 miles) and Malton (approx. 19 miles).

Call now to arrange a viewing!







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1088.48 ft<sup>2</sup>  
101.12 m<sup>2</sup>

Reduced headroom

10.67 ft<sup>2</sup>  
0.99 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360

Council Tax: C

## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		82	
		64	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

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

### 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.

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