



33 Farrier Way, East Ayton, Scarborough, YO13 9BU

Offers In Excess Of £325,000



Farrier Way, Scarborough

DESCRIPTION

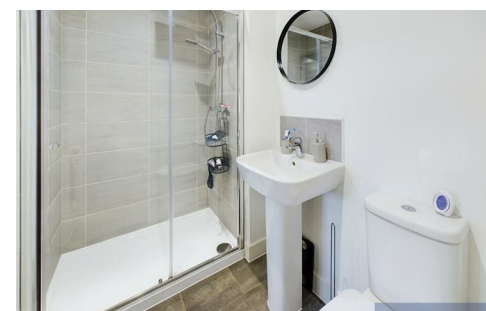
Welcome to Farrier Way, East Ayton, Scarborough - a stunning location for this beautiful detached house. The village is approximately four miles from Scarborough. surrounded by beautiful countryside, has a sought after Primary School, Shops, Garage, Public Houses plus Playing Fields, Sports Clubs and various village interest groups. The Village is also served by Public Transport, Scarborough is easily accessed as is the A64, Malton, York, together with the nearby Market Towns of Pickering, Helmsley etc. As you step inside, you'll be greeted by a modern design that exudes elegance and style.

This property boasts one reception room, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms, there's plenty of room for everyone to have their own space. The master bedroom features an ensuite, adding a touch of luxury to your everyday life. This house also comes with one family bathroom and a downstairs WC ensuring convenience for all.

The open plan kitchen/diner is the heart of this house, providing a perfect space for family meals and social gatherings. The dining area is linked to the outside area via bi-fold doors, as you step out the doors you are greeted with a part decked garden which is perfect to host social events. The front garden of the property is low maintenance with driveway to the side leading to the garage.

Don't miss the opportunity to make this house your home. Book a viewing today and experience the charm and comfort that Farrier Way has to offer.

- Four good sized bedrooms
- Ensuite in the master bedroom
- Integrated garage
- Downstairs WC
- Open Kitchen/Dining Room
- Off Road Parking for Two Vehicles





HUNTERS



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Ground Floor



Floor 1



Approximate total area¹⁾
1477.02 ft²
137.22 m²

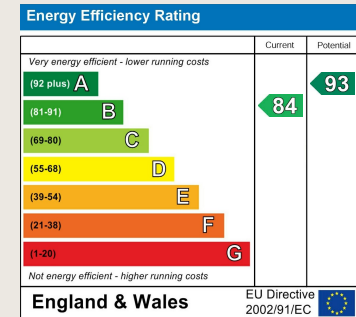
(1) Excluding balconies and terraces

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

GIRAFFE360

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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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