



## Hewley Drive, West Ayton, Scarborough, YO13 9JL

- Detached Bungalow
- Potential For Loft Conversion
- Off Road Parking
- Two Bedrooms
- Large Kitchen/Diner
- EPC- TBC.

**Offers In The Region Of £275,000**





# Hewley Drive, West Ayton, Scarborough, YO13 9JL

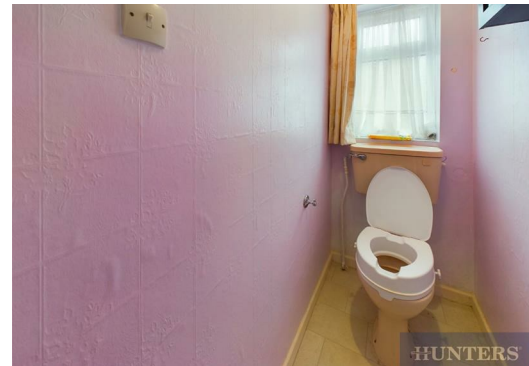
## DESCRIPTION

Hunters are pleased to present this spacious detached bungalow on Hewley Drive with NO ONWARD CHAIN spanning an impressive 1,016 square feet, with two double bedrooms and potential for further expansion into the loft space. Heating is currently provided by an open fire with back boiler in the living room, three night storage heaters and electric immersion heater, there is potential to install gas central heating throughout the property.

The bungalow features a welcoming reception room, perfect for entertaining guests and a large kitchen/diner. With two well-proportioned bedrooms, there is ample room for family or guests, making it a versatile choice for various lifestyles. A family bathroom with separate WC and extensive loft space tie together the living area of the property. To the outside you are greeted with front and rear gardens as well as off road parking for multiple vehicles.

Surrounded by the picturesque landscapes of North Yorkshire, this property is not only a home but a gateway to the stunning natural beauty of the area. West Ayton boasts a friendly community atmosphere, with local shops and services just a short distance away, making daily life both convenient and enjoyable.

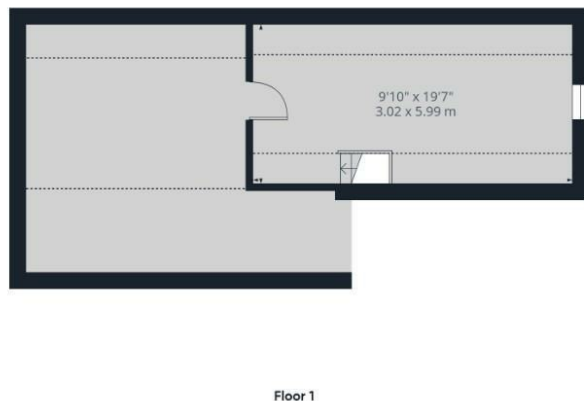
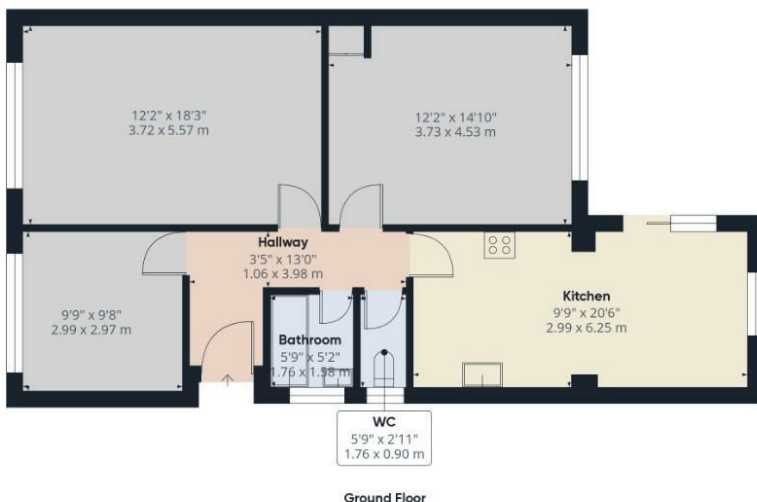
This bungalow presents an excellent opportunity for purchasers to put their own unique stamp on the property. With its spacious layout and prime location, it is sure to appeal to a wide range of buyers. Call now to book a viewing 01723 336 760











### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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Tel: 01723 336760 Email: [scarborough@hunters.com](mailto:scarborough@hunters.com) <https://www.hunters.com>

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

1016.11 ft<sup>2</sup>  
94.4 m<sup>2</sup>

#### Reduced headroom

65.61 ft<sup>2</sup>  
6.1 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

..... Below 5 ft/1.5 m

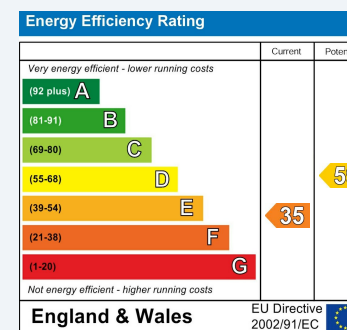
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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