



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

- Two/Three Bedrooms
- Village Location
- EPC- E
- Off Road Parking
- Semi Detached
- Low Maintenance Gardens
- Sun Room
- Garage

**Asking Price £230,000**





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## DESCRIPTION

Hunters are pleased to bring to the market this charming semi-detached dorma bungalow located in the sought after area of West Ayton. Offering two/three bedrooms, off road parking and low maintenance gardens perfect for buyers wanting to put their own stamp on a property.

This bright and airy abode briefly comprises of: entrance hall leading to the living room with feature fireplace, reception room/bedroom, kitchen, expansive sun room, a further bedroom and family shower room with three piece suite. Upstairs you are welcomed by the master bedroom with dressing area and en suite WC. To the outside you are greeted by low maintenance front and rear gardens, garage and off road parking.

This property is located within the highly popular residential village of West Ayton. Situated a few miles west of Scarborough, West Ayton, together with its twin East Ayton, provides a wealth of facilities and amenities including Petrol Station, supermarket, post office, Primary School, two Churches, 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).

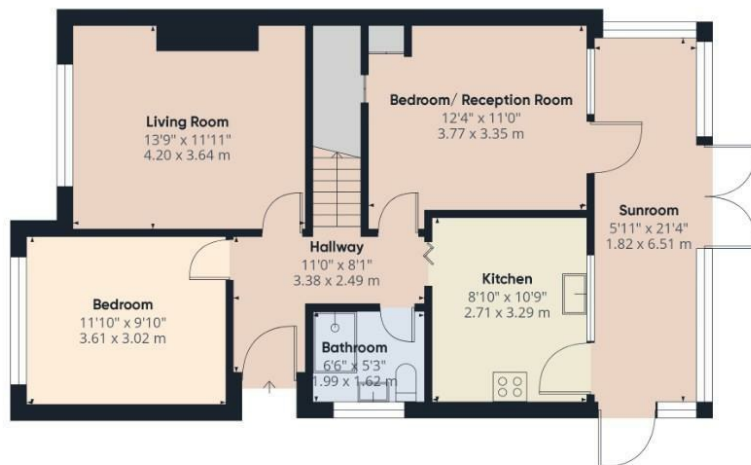
Call now to arrange a viewing!











Ground Floor



Floor 1

### 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.

**HUNTERS**  
HERE TO GET *you* THERE

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

1008.89 ft<sup>2</sup>

93.73 m<sup>2</sup>

#### Reduced headroom

0.29 ft<sup>2</sup>

0.03 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

..... Below 5 ft/1.5 m

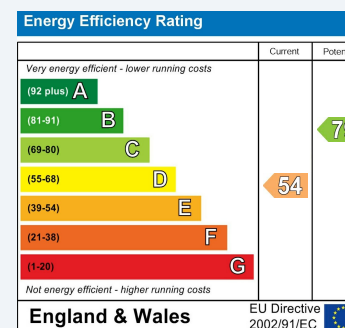
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

## 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.