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**Candler Avenue, West Ayton, Scarborough,
YO13 9JN
£215,000**



Set in the peaceful village of West Ayton, this delightful three-bedroom semi-detached bungalow offers a spacious and versatile living space, perfect for families or those looking for comfortable, single-level living. Featuring two well-appointed bathrooms and two generous reception rooms, the property provides plenty of room for both relaxation and entertaining. Outside, you'll find a low maintenance paved garden, a garage, and off-road parking, adding to the appeal of this lovely home in a highly sought-after location.

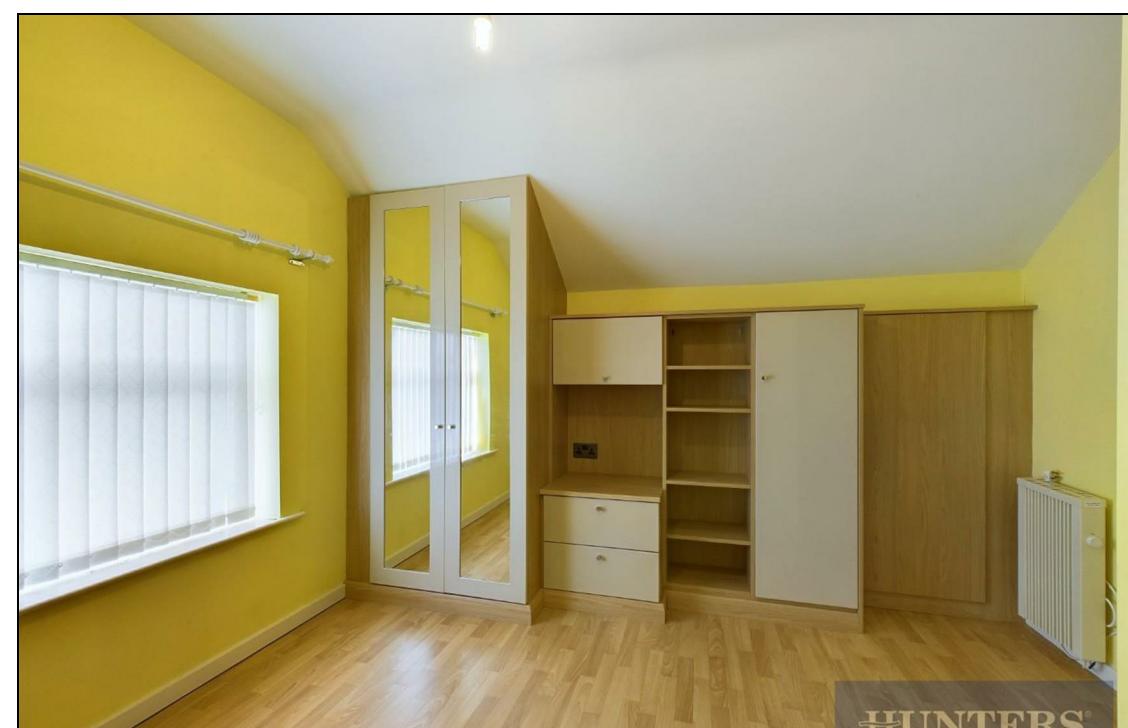
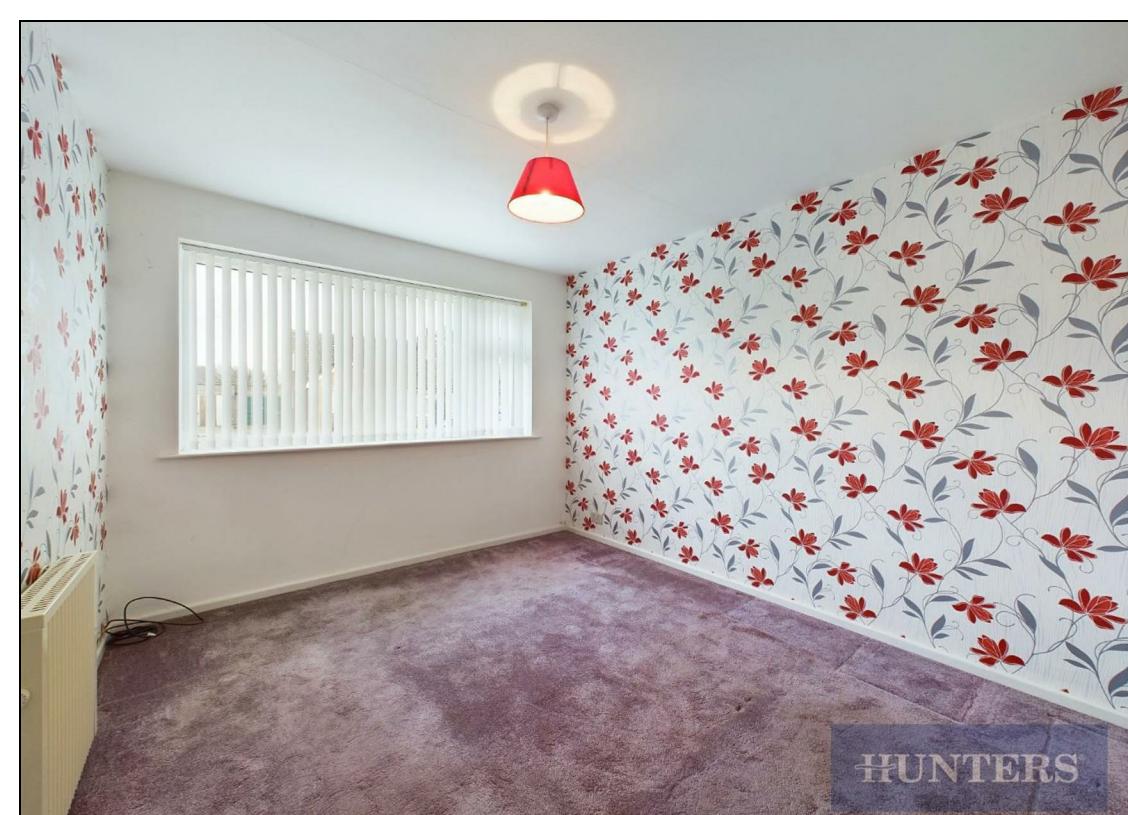
West Ayton is a picturesque village nestled in the heart of North Yorkshire, offering a tranquil and welcoming atmosphere. Surrounded by stunning countryside, it's an ideal location for those seeking a peaceful rural lifestyle while still being within easy reach of the coastal town of Scarborough. The village boasts a strong sense of community, with local amenities such as a pub, shops, and a primary school, making it perfect for families and retirees alike. With its scenic walking routes, proximity to the beautiful North York Moors, and easy access to transport links, West Ayton is a charming and desirable place to live, offering the best of both village life and nature's beauty.

This beautiful property offers a perfect blend of comfort, convenience, and scenic beauty, making it an ideal home for those seeking their next home.

KEY FEATURES

- Three Good Sized Bedrooms
- Attractive Lawned Garden
- Parking and Garage
- Highly Desired West Ayton Location
- Two Bathrooms, Two Reception Rooms
 - EPC Rating: G
 - Council Tax: C









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Approximate total area⁽¹⁾

798.57 ft²
74.19 m²

Reduced headroom

14.02 ft²
1.3 m²

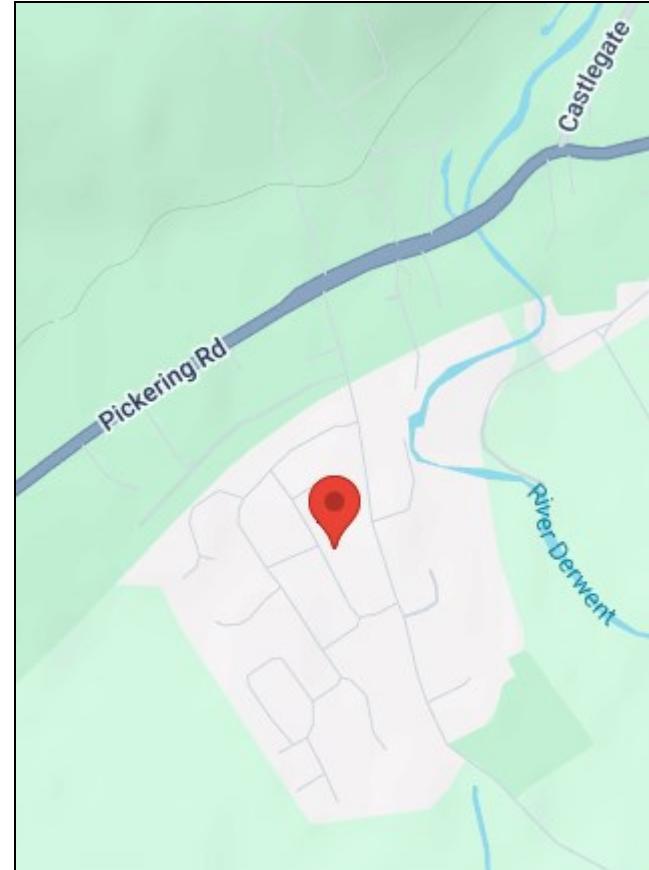
(1) Excluding balconies and terraces

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 Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	76	18
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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