



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 3  1  1  E  
**HUNTERS**

# Broadlands Drive, East Ayton, Scarborough

## Offers In The Region Of £195,000



Hunters are pleased to present this semi-detached bungalow offering a functional living space, perfect for small families, couples, or downsizers. The home features a well-proportioned living room, providing a bright and welcoming atmosphere with ample space for relaxation and entertainment. The kitchen is thoughtfully designed, equipped with generous storage and workspace.

The bungalow includes three comfortable bedrooms, all offering a peaceful retreat with sufficient space for furnishings and storage. A well-appointed bathroom serves the home. Outside, the property boasts a good-sized, south-facing garden, perfect for enjoying the sunshine, gardening, or outdoor activities. Additionally, the home benefits from a garage, providing secure parking and extra storage space.

East Ayton is a charming village in North Yorkshire, England, situated along the River Derwent, just a few miles west of Scarborough. It is known for its historical landmarks, including the 12th-century St. John the Baptist Church and the ruins of Ayton Castle, as well as its proximity to the scenic Forge Valley Woods National Nature Reserve.

With its practical layout, inviting ambiance, delightful outdoor space, and the added convenience of a garage, this semi-detached bungalow offers great potential for buyers looking to put their own stamp on a home.

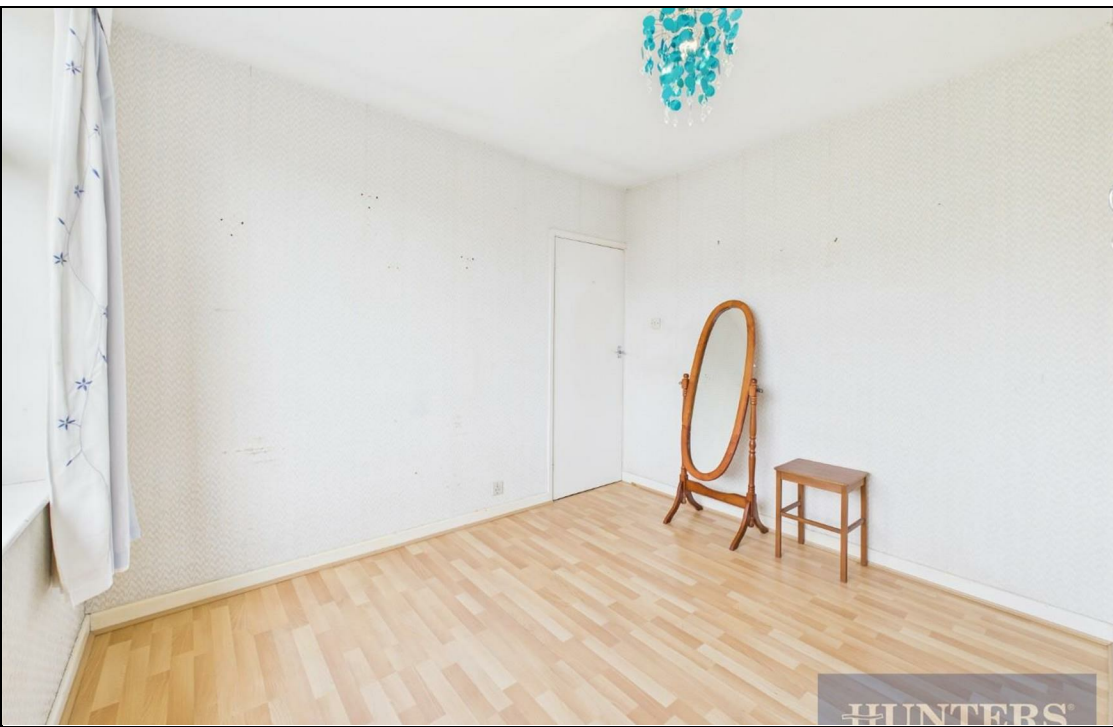
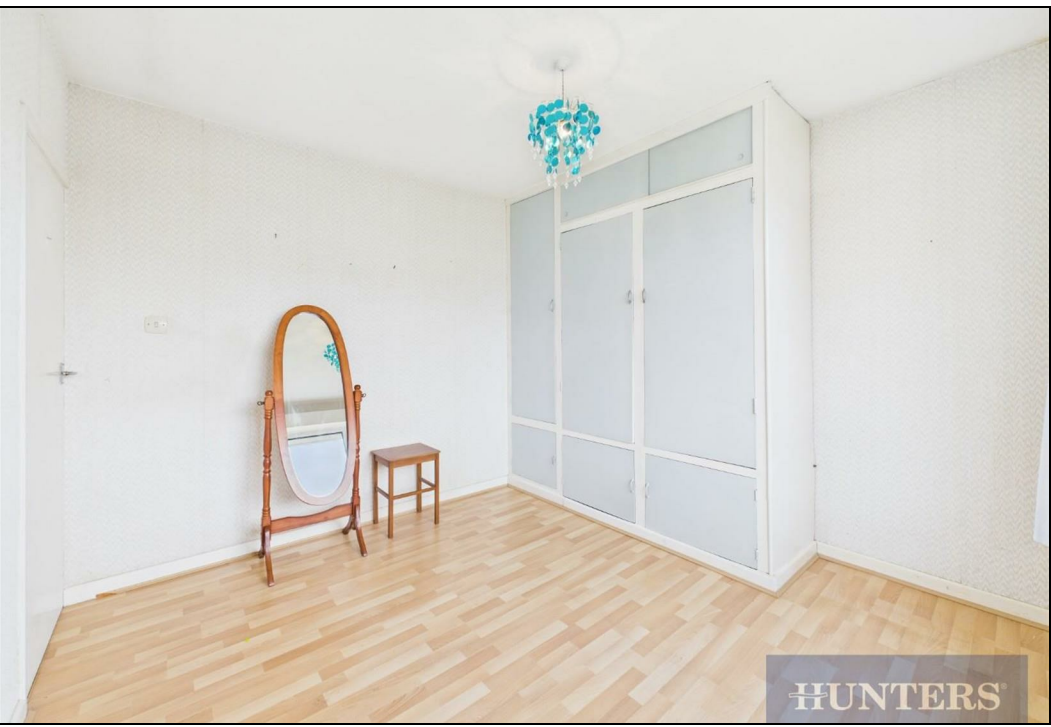


## KEY FEATURES

- Semi Detached Bungalow
- Three Bedrooms
- South Facing Garden
- Seperate Garage
- Council Tax: C
- EPC: E













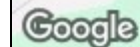




Approximate total area<sup>(1)</sup>

873.8 ft<sup>2</sup>

81.18 m<sup>2</sup>

GIRAFFE360



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>85</p> <p>54</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		

This Hunters business is independently owned and operated by Coast and Country Scarborough Ltd | Registered Address: C/O Dutton Moore Aldgate House 1-4 Market Place Hull HU1 1RS | Registered Number: 5974243 England and Wales | VAT No: 894 7004 00 with the written consent of Hunters Franchising Limited.