



63 Seamer Road, East Ayton, Scarborough, YO13 9HN

Price Guide £625,000

Prestige  
Collection  
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# Seamer Road, East Ayton, Scarborough

Price Guide £625,000

CPH are delighted to present to the market this IMPRESSIVE DETACHED HOME which is set on a GENEROUS sized plot in the SOUGHT AFTER village of East Ayton with OPEN ASPECT VIEWS to the WOLDS. This exquisite abode offers SUBSTANTIAL LIVING ACCOMMODATION with FIVE BEDROOMS, THREE RECEPTION ROOMS and THREE BATHROOMS. External to the property lies AMPLE OFF-STREET PARKING, EXTENSIVE GARDENS, an OUTDOOR GARDEN ROOM that is currently arranged as a HOME BAR/SEATING/HOT TUB ROOM and would therefore suit a multitude of buyers including families!

The sizeable living accommodation briefly comprises on the ground floor: entrance porch, hallway with stairs to the first floor, two bay fronted reception rooms, a separate dining room with bi-folding doors leading to garden, modern kitchen fitted with a range of units, utility room and downstairs WC. To the first floor of the property lies a landing, five bedrooms with two of the bedrooms having en-suite shower rooms, a house bathroom and a separate WC. External to the property lies ample off-street parking to the front aspect and to the rear lies extensive lawned gardens with a summer house, workshop space and an impressive garden room with power and lighting and is currently utilised as a bar/hot tub/seating area.

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

Internal viewing for this property is highly recommended in order to fully appreciate this substantial family home. If you wish to arrange a viewing please contact our friendly team at CPH

- IMPRESSIVE FIVE BEDROOM DETACHED HOME
- SUBSTANTIAL LIVING ACCOMMODATION
- THREE RECEPTION ROOMS, THREE BATHROOMS PLUS A DOWNSTAIRS WC
- EXTENSIVE LAWNED GARDENS WITH AN OUTDOOR BAR/SEATING/HOT TUB ROOM
- AMPLE OFF-STREET PARKING
- OPEN ASPECT VIEWS TO THE WOLDS
- SET WITHIN THE SOUGHT AFTER VILLAGE OF EAST AYTON







## ACCOMMODATION:

### GROUND FLOOR

Entrance Porch	Bedroom 2 - 4.3m max x 3.6m
Entrance Hall - 4.9m max x 2.6m	En-Suite - 1.0m x 2.8m
Downstairs Toilet - 2.3m x 0.9m	Bedroom 3 - 2.9m x 4.3m max into wardrobes
Lounge - 4.8m max x 4.3m	Bedroom 4 - 3.4m max x 3.2m max
Family Room (2nd Reception Room) - 3.9m x 5.2m max	Bedroom 5 - 2.2m x 2.9m
Dining Room - 4.5m x 4.3m max	Bathroom - 2.9m x 1.5m
Kitchen - 4.2m x 3.3m	WC
Utility Room - 2.9m max x 2.7m	Additional Information: The property does have planning permission in place for a kitchen extension (details can be provided upon request).
<b>FIRST FLOOR</b>	
Landing - 5.4m x 2.6m	
Bedroom 1 - 4.6m max x 3.7m max	
En-Suite - 2.8m max x 1.9m max	



An IMPRESSIVE DETACHED HOME which is set on a GENEROUS sized plot in the SOUGHT AFTER village of East Ayton.





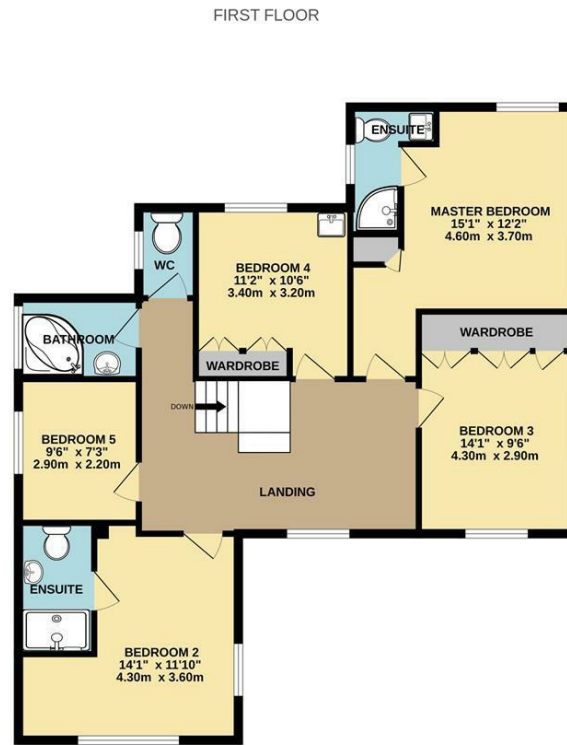
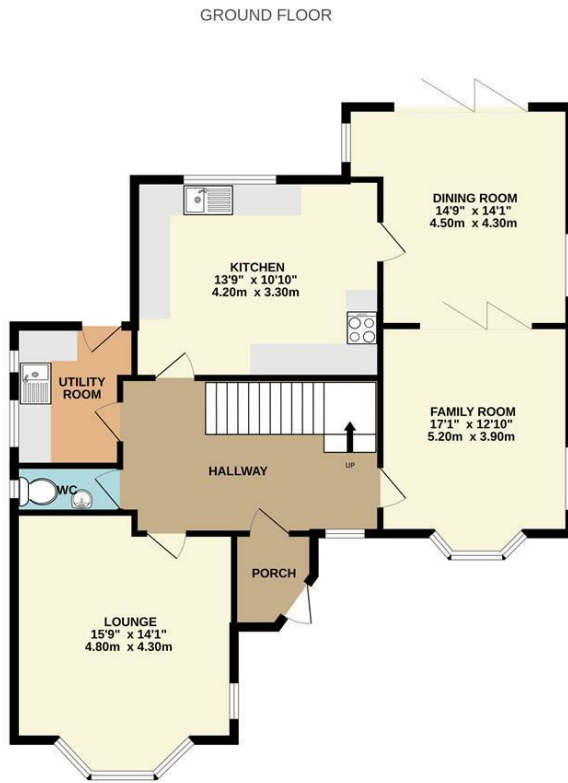




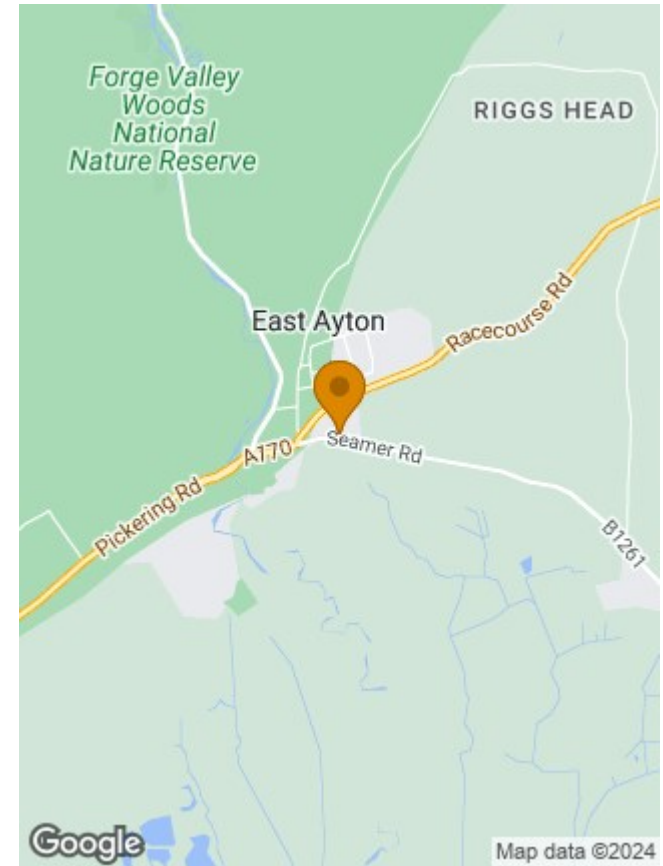








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency 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			
Not energy efficient - higher running costs			
		69	77
England & Wales		EU Directive 2002/91/EC	

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



**Interested? Get in touch today:**  
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132