



16 Shelton Avenue, East Ayton, Scarborough YO13 9HB
Offers Over £240,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM DETACHED FAMILY HOME
- IN EXCELLENT DECORATIVE ORDER
- TWO RECEPTION ROOMS
- LAWNED GARDENS
- OFF-STREET PARKING AND GARAGE
- SITUATED WITHIN THE VILLAGE OF EAST AYTON

New to the market is this STUNNING, THREE BEDROOM DETACHED HOME which is set in the sought after village of EAST AYTON with LAWNED GARDENS, OFF-STREET PARKING and GARAGE.

'In our opinion' the property is offered to the market in excellent decorative order throughout and does benefit from a newly fitted modern house bathroom, double glazing, gas central heating via a combi boiler and an external electric car charging point. The living arrangements comprise in brief on the ground floor; entrance hallway with stairs to the first floor, a spacious living room with an opening into a dining room. From the dining room lies double doors to the rear gardens and an opening into a modern kitchen fitted with a range of units. To the first floor of the property lies a landing, two double bedrooms, a further bedroom with built-in storage and a newly fitted house bathroom with underfloor heating. Externally, to the front of the property lies a decked garden and a driveway providing off-street parking and access to a garage (with power). To the rear lies a garden laid mainly to lawn with a paved seating area and a storage shed.



East Ayton is a highly regarded and much sought after village on the outskirts of Scarborough, where a wealth of amenities lay at hand which including a popular junior school, a post office, local shops, eateries and 'Betton Farm'. Easy commuting to Scarborough Town Centre, Pickering and surrounding areas is provided by a regular bus route which is in proximity.

Internal viewing does come highly recommended in order to fully appreciate the space, finish, setting and surroundings that this beautifully presented detached home has on offer. If you would like to arrange a viewing, please contact CPH today on 01723352235 or visit www.cphproperty.co.uk.



ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

Lounge
13'1" x 10'5"

Dining Room
13'1" x 7'2"

Kitchen
9'10" x 6'10"

FIRST FLOOR

Landing

Bedroom One
13'1" x 8'6"

Bedroom Two
11'4" x 6'7"

Bedroom Three
9'10" max x 5'10"

Bathroom
6'5" x 7'10"

OTHER:

Council Tax Band

We have been advised by the gov.uk website that this property is a Council Tax Band 'C'.

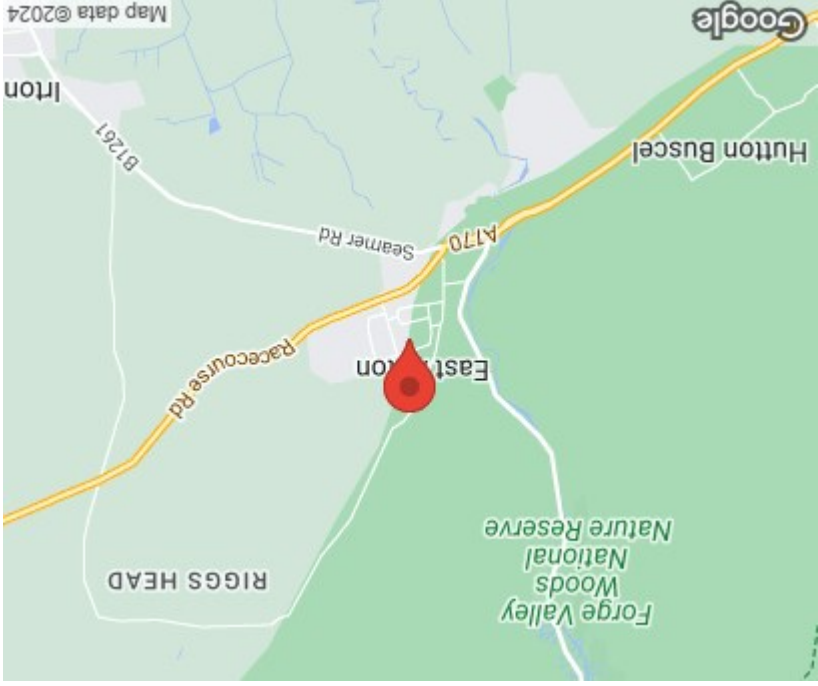
Details Prepared/Ref
TLAB/221223



Interested? Get in touch:

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CPH



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

England & Wales	
EU Directive 2002/91/EC	
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
Current	65
Potential	86



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