



24 Shelton Avenue, East Ayton, Scarborough, YO13 9HB
Offers Over £300,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FOUR BEDROOM DETACHED FAMILY HOME
- THROUGH LOUNGE
- BREAKFAST KITCHEN/DINING ROOM
- DOWNSTAIRS WC
- SOUTH/WEST FACING GARDENS AND GARAGE
- SET IN THE POPULAR VILLAGE OF EAST AYTON

This is a rare opportunity to move into a four bedroomed home in one of the best locations on this popular estate: a large corner plot with patio and garden to the south and west that capture the sun all day and evening. Ideally located close to the many amenities in the village, you are also a stroll away from the North Yorkshire Moors.

This home is well-decorated and maintained with double-glazing throughout and gas central heating via a combination boiler. Downstairs, the spacious lounge with bow window to the front and the kitchen diner with breakfast bar and modern units are enhanced by the large, light conservatory with double doors that open into the garden. There is a downstairs toilet and under-the-stairs storage cupboard. Upstairs, this family home has two double bedrooms plus two single rooms and a shower room with electric shower. Outside it also has a detached garage and driveway.



East Ayton is a very popular village on the edge of the moors with an active local community served by a regular bus route. The primary school - recently rated as 'Good' by OFSTED, post office, dentist and doctors surgeries, library, shop and garage, barbers and choice of restaurants are all a short walk from this family home which is set well back from the main road. Living here puts you at the heart of the community but the gardens and corner plot create space and give views across the Vale of Pickering and towards Staxton Hill.

Contact CPH today on 01723 352235 or visit www.cphproperty.co.uk to arrange your appointment and make sure you don't miss out on the opportunity to look around this detached family home.



ACCOMMODATION:

GROUND FLOOR

Entrance Hall
4'11" x 4'11"

Lounge
21'7" x 10'9" max

Breakfast Kitchen/Diner
21'7" x 9'10" max

Downstairs WC
6'2" x 3'11"

Conservatory
15'5" max x 12'9" max

FIRST FLOOR

Landing
9'2" x 2'11"

Bedroom One
12'9" max x 12'5" max

Bedroom Two
12'5" max x 11'1" max

Bedroom Three
8'10" max x 8'10" max

Bedroom Four
8'10" max x 7'6" max

Bathroom
7'2" x 5'6"

Details Prepared/Ref
TLPF/270624



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

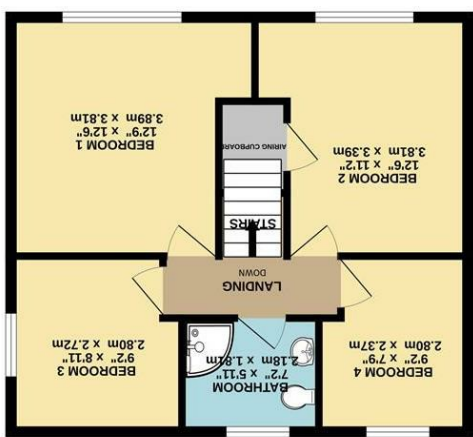
CPH

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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(A 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	
Current	63
Potential	80

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(A 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 ₂ emissions	
Current	
Potential	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is 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 efficacy can be given. Made with Metropix, 2024

TOTAL FLOOR AREA: 124 sq.ft. (113.7 sq.m.) approx.