



7 Dreaken Fold, West Ayton, Scarborough YO13 9JR
Offers In The Region Of £275,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- STONE BUILT TERRACE COTTAGE
- THREE BEDROOMS
- SUBSTANTIAL LAWNED FRONT GARDEN
- SINGLE GARAGE & PRIVATE DRIVEWAY
- POPULAR NATIONAL PARK LOCATION IN WEST AYTON

CPH are delighted to bring to market this ATTRACTIVE STONE BUILT TERRACE COTTAGE with THREE BEDROOMS, LAWNED GARDENS, SINGLE GARAGE and PRIVATE DRIVEWAY. Located in the SOUGHT AFTER VILLAGE of WEST AYTON.

The property has been well maintained with gas central heating and uPVC double glazing throughout, The accommodation briefly comprises of: the entrance hallway with storage cupboard/cloakroom and stairs leading to the first floor, a generous sized lounge complete with modern gas fire, access to the kitchen/diner with breakfast bar, pantry/under stairs storage and access to the rear yard. To the first floor are three bedrooms and a modern family bathroom with four-piece suite. Externally, the front of the property benefits from a planted garden laid mainly to lawn with paved seating area. The rear of the property offers a private block paved yard space. This property also includes a separate single garage and off-street parking/driveway.

This terraced cottage is located within the national park in the ever popular village of West Ayton within a quiet Cul-de-Sac. Situated a few miles west of Scarborough just off the A64, West Ayton, together with its twin East Ayton, provides a number of facilities and amenities including petrol Station, supermarket, post office, primary School, pubs and fish and chip restaurant all within walking distance.

Viewing does come highly recommended in order to fully appreciate the space and setting on offer from this idyllic stone built cottage. If you wish to book a viewing, please give our friendly and experienced sales team at CPH a call on 01723352235 or visit our website www.cphproperty.co.uk





Accommodation

Ground Floor

Lounge

16'4" max x 13'9" max

Kitchen/Diner

17'4" max x 9'2" max

Pantry/Understairs Cupboard

First Floor

Bedroom 1

13'1" max x 10'2" max

Bedroom 2

12'5" max x 9'10" max

Bedroom 3

9'2" max x 7'2" max

Bathroom

9'6" max x 6'6" max

External

The front of the property benefits from a garden laid mainly to lawn with decorative flower/shrubbery area's. The rear of the property offers a private block paved yard. The property also benefits from a single garage and private driveway.

Details

Council Tax Banding - D

LCAB23062023



Interested? Get in touch:

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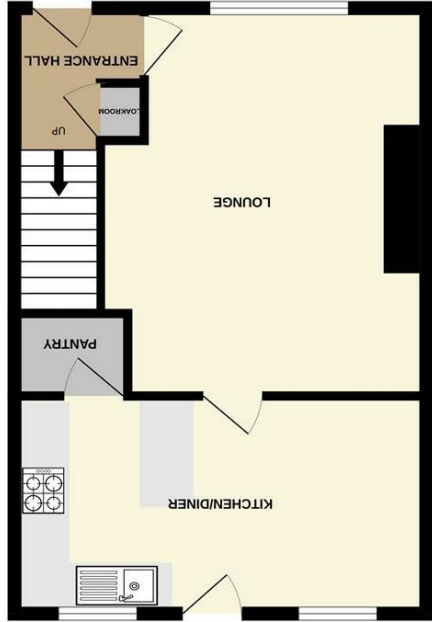
CPH

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

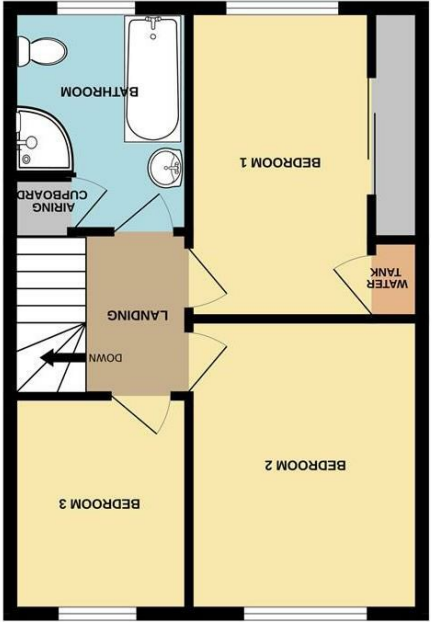


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and any other areas are approximate and no responsibility is taken for any variation of measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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TOTAL FLOOR AREA: 882 sq.ft. (82.0 sq.m.) approx.



GROUND FLOOR
 436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
 446 sq.ft. (41.4 sq.m.) approx.

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
Not energy efficient - higher running costs	
Current	66
Potential	82

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
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