



6 Wagoners Way, East Ayton, Scarborough YO13 9BT
Offers Over £210,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Well Presented Modern Semi detached house
- Lounge diner and Breakfast Kitchen
- Three Bedrooms with ensuite to master
- Gardens to rear
- Off street Parking
- Viewing recommended

+++ CPH are delighted to be offering to the market this MODERN Semi detached family home well-located within the popular village of EAST AYTON with THREE BEDROOMS, a LAWNED GARDEN and OFF-STREET PARKING. +++

The accommodation comprises on the ground floor; Entrance hall with stairs to the first floor and Handy Cloakroom WC, light and airy lounge with double doors to the rear garden and a modern fitted Breakfast kitchen with breakfast bar. To the first floor lies a landing, master bedroom with Ensuite shower room, two further bedrooms and a house bathroom. Externally, the property benefits from a lawned garden to rear with open aspect views and off-street parking. The property also benefits from double glazing and gas heating via modern combination boiler.



Being located within East Ayton the property affords good access to amenities including local shops, public house/restaurant, garage/post office and mini-market, library as well as being near a regular bus route into Scarborough and offering excellent countryside walks nearby.

To arrange your viewing please call our friendly team in the office on 01723 352235 or via the website www.cphproperty.co.uk.



Accommodation

Entrance Hall
12'9" x 3'7"

Cloakroom/ WC

Breakfast Kitchen
15'5" x 9'2"

Lounge Diner
16'0" x 10'2"

First Floor Landing

Bedroom One
16'0" x 10'2"

Ensuite

Bedroom Two
11'5" x 8'10"

Bedroom Three
10'2" x 6'10"

Bathroom
6'10" x 5'6"

Outside

The property benefits from a rear garden laid mainly to lawn with open aspect views.

Parking

Off street parking space located at the side of the property.

Tenure

We are informed that the property is Freehold

Council Tax and EPC

Council Tax Band - C

EPC Rating - 84 B

Details Prepared by/ Date

GV 25/09/24

Property Reference

ESR 13647

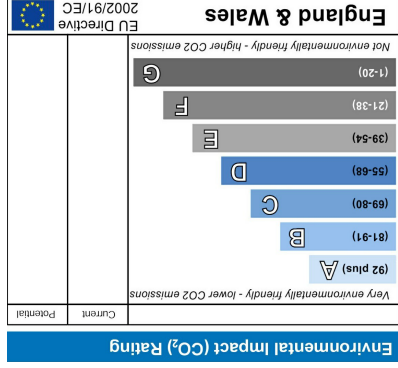
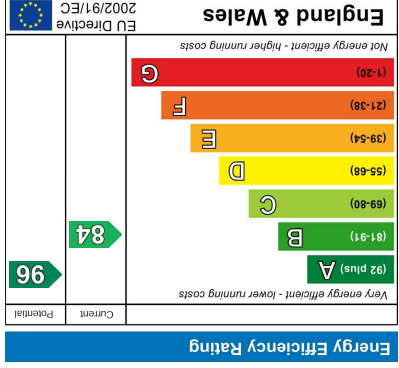


Interested? Get in touch:

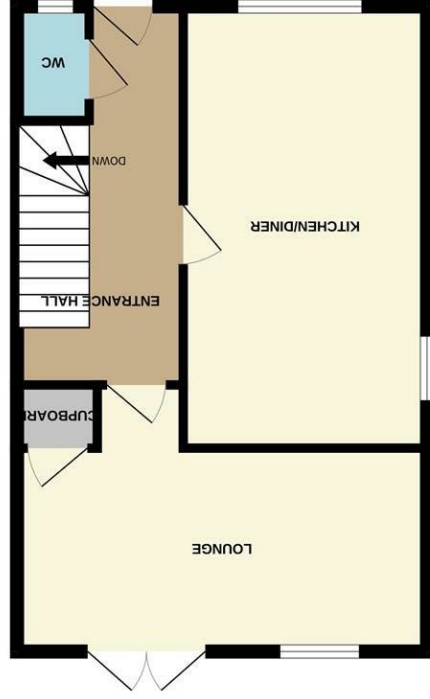
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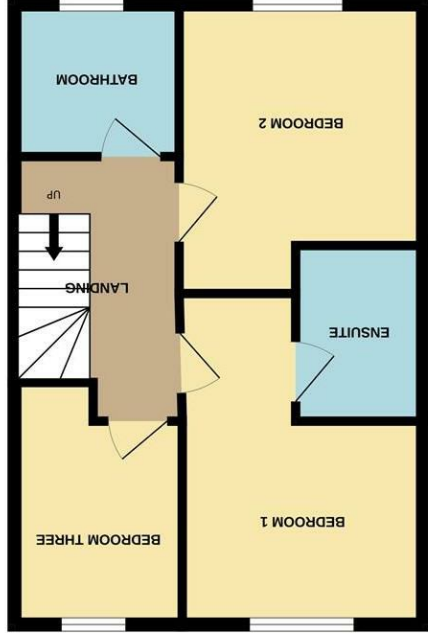
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



What 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 operating efficiency can be given.



GROUND FLOOR



1ST FLOOR



Environmental Impact (CO₂) Rating

Energy Efficiency Rating