



12 Chantry Drive, East Ayton, Scarborough YO13 9EY
Offers Over £250,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM DETACHED HOUSE IN NEED OF MODERNISATION
- OPEN ASPECT VIEWS TO THE FRONT & REAR
- POSSIBLE TO EXTEND TO THE SIDE & OVER THE GARAGE
- FRONT & REAR GARDENS
- AMPLE OFF-STREET PARKING & GARAGE

Nestled in the charming village of East Ayton, Scarborough, this spacious three-bedroom detached house presents a fantastic opportunity for those looking to create their dream home. The property boasts two generous reception rooms, providing ample space for both relaxation and entertaining.

As you enter, you will be greeted by an inviting atmosphere, with the potential to modernise and personalise the interiors to suit your taste. The house features a well-proportioned bathroom and three comfortable bedrooms, making it ideal for families or those seeking extra space.

One of the standout features of this property is its stunning open aspect views. To the front, you can enjoy picturesque wold views, while the rear offers serene vistas of farmed fields, creating a peaceful backdrop for everyday living.

For those with vehicles, the property provides off-street parking for up to three vehicles, along with a single garage, ensuring convenience and security. Additionally, there is potential for extension over the garage, allowing for further development should you wish to expand the living space.

This delightful home is situated in a popular location, making it an attractive prospect for buyers looking to invest in a property with great potential. With its combination of space, views, and opportunity for modernisation, this house is not to be missed.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Entrance Vestibule
5'6" x 6'2" max

Lounge
13'9" x 13'1" max

Dining Room
10'5" x 10'9" max

Kitchen
8'2" x 10'9" max

Utility
8'2" x 9'10" max

W/C
4'7" x 3'3" max

FIRST FLOOR

Bedroom 1
13'9" x 11'1" max

Bedroom 2
11'1" x 10'9" max

Bedroom 3
7'10" x 10'2" max

Bathroom
7'10" x 5'2" max

Externally

To the front of the property lies a front garden and off-street parking for up to three vehicles leading to a single garage. To the rear of the property lies a private enclosed garden laid mainly to lawn with fenced and hedged borders which backs on to farmed open fields. From the upper front rooms within the property open aspect wold views are also on offer.

Details Prepared
AB110425



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

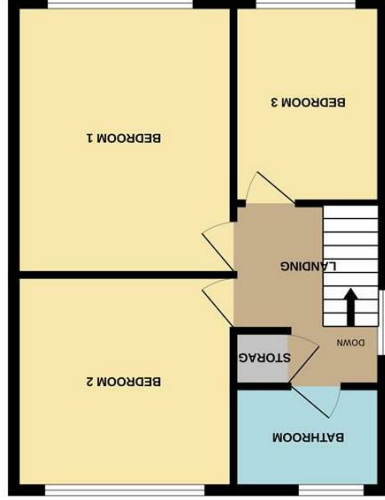


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL FLOOR AREA: 1176 sq.ft. (109.2 sq.m.) approx.



GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.

England & Wales		
EU Directive 2002/91/EC		
		Very energy efficient - lower running costs
		(92 plus) A
		(61-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not energy efficient - higher running costs
	Current	Potential

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
		(1-20) G
		Not environmentally friendly - higher CO ₂ emissions
		Current
		Potential

Environmental Impact (CO ₂) Rating	
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