



40 Fenton Drive, West Ayton, Scarborough YO13 9GY  
Asking Price £195,000



- THREE BEDROOM TERRACE HOUSE
- OFF-STREET PARKING & SOUTH WEST FACING GARDEN
- IMMACULATELY PRESENTED THROUGHOUT
- TWO BATHROOMS & GROUND FLOOR WC
- IDEAL FIRST TIME BUY/INVESTMENT

Nestled in the charming village of West Ayton, Scarborough, this delightful three-bedroom mid-terrace house on Fenton Drive offers a perfect blend of modern living and community spirit. Built just six years ago, the property is in immaculate condition and still benefits from four years remaining on the NHBC warranty, providing peace of mind for prospective buyers.

Upon entering, you will find a well-designed layout that includes a welcoming reception room, ideal for relaxation and entertaining. The ground floor also features a convenient WC, enhancing the practicality of the home. The heart of the property is undoubtedly the spacious kitchen, creating a warm and inviting atmosphere.

The first floor boasts three generously sized bedrooms, with the master bedroom enjoying the luxury of an ensuite bathroom. This thoughtful design ensures comfort and privacy for all residents. Additionally, the property includes a second bathroom, making it perfect for families or those who enjoy hosting guests.

Outside, the private south-west facing rear garden is a delightful space for outdoor activities, gardening, or simply soaking up the sun. The property also offers parking for two vehicles, a valuable asset in this popular village.

This home is available for first-time buyers through a 25% shared ownership scheme, making it an excellent opportunity for those looking to step onto the property ladder. With its modern features, convenient location, and community feel, this property is not to be missed. Come and experience the charm of West Ayton living today.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





## ACCOMMODATION:

### GROUND FLOOR

Entrance Hallway

Downstairs WC

5'10" x 2'11"

Lounge/Diner

15'8" max x 15'1" max

Kitchen

11'1" max x 9'2" max

### FIRST FLOOR

Landing

Bedroom One

11'9" max x 8'10" max

Bedroom Two

9'10" max x 8'6" max

Bedroom Three

8'2" x 6'6"

Bathroom

7'2" x 6'2"

Details Prepared

**AB/120625**



**Interested? Get in touch:**

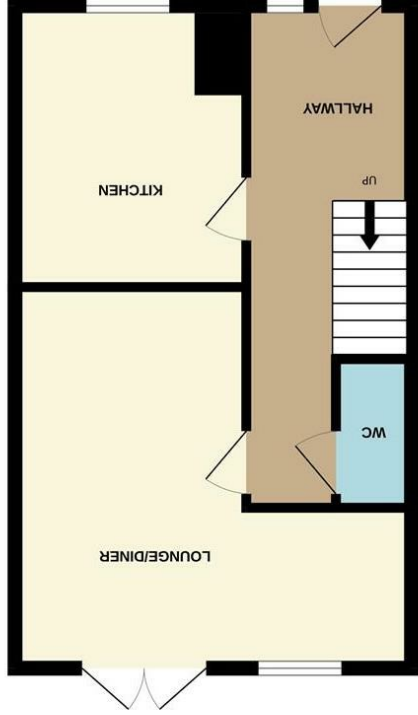
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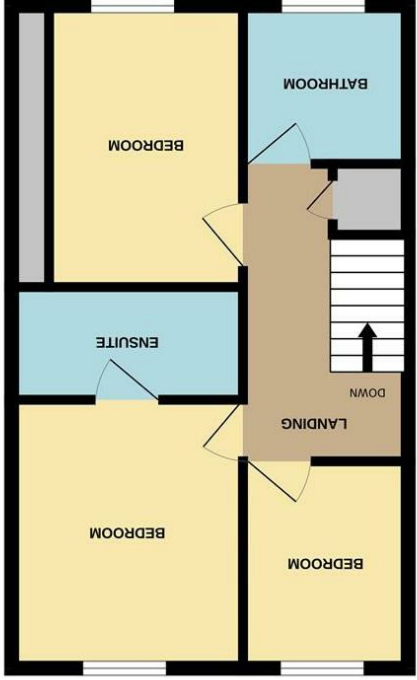
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 operating or efficiency can be given.  
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GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.

