





25 Racecourse Road

East Ayton, Scarborough

- Individual Detached Four Bedroom House
- Fitted Solar Panels
- Utility Room and Ground Floor Shower Room/W/c
- Lounge, Sitting room Breakfast Kitchen
- Viewing recommended and by appointment
- Generous Well Presented Gardens Front and Rear
- Popular Secluded Cul-de-sac Location Within East Ayton

A well presented and spacious 3/4 Bedroom detached house of individual design occupies an enviable secluded location within the popular village of East Ayton with generous, well presented lawned gardens to the front and rear and long block paved driveway leading to the detached double garage.

The accommodation itself briefly comprises of a generous entrance hall with stairs leading to the first floor landing and doors to a modern ground floor shower room, spacious front facing lounge, study/fourth bedroom plus double doors leading through to the breakfast kitchen with door to a utility room and door into sitting/ dining room with double sliding patio doors lead out into the rear garden, ideal for entertaining and those with pets/children.

To the first floor is a generous landing area with doors leading to three first floor double bedrooms and a spacious house bathroom with white suite. There is also access to the eaves providing ample and excellent storage. Outside the property is set on a generous plot with well presented lawned gardens to the front and rear and long block paved driveway leading all the way up the side of the house to the detached double garage at the rear and further off street parking. The property also benefits from fitted Solar panels.





'In our opinion' the property is offered to the market in excellent order throughout having been well maintained by the current vendors including electric heating via a modern electrically heated boiler, UPVC double glazing and modern neutral decoration throughout. Being located within East Ayton the property offers excellent access to a good range of amenities including a popular junior school, public house/restaurant, garage/mini market and post office plus is on a regular bus route into Scarborough and to Pickering/Helmsley. There is also excellent walking along the river Derwent and to the nearby ruins of Ayton Castle. Internal viewing is a must and by appointment only.

Entrance Hall, Lounge Dimensions: 21' 0" x 12' 6" (6.4m x 3.8m).

Shower Room/W/c Dimensions: 7' 3" x 5' 3" (2.2m x 1.6m).

Study/Bedroom Four Dimensions: 12' 6" x 10' 10" (3.8m x 3.3m).

Breakfast Kitchen Dimensions: 16' 9" max x 12' 6" (5.1m x 3.8m).

Dining/Sitting Room Dimensions: 16' 1" x 12' 6" (4.9m x 3.8m).

Utility Room Dimensions: 9' 6" x 7' 3" (2.9m x 2.2m).

Landing Bedroom One Dimensions: 15' 5" max x 10' 10" (4.7m x 3.3m).

Bedroom Two Dimensions: 14' 1" max x 13' 9" max (4.3m x 4.2m).

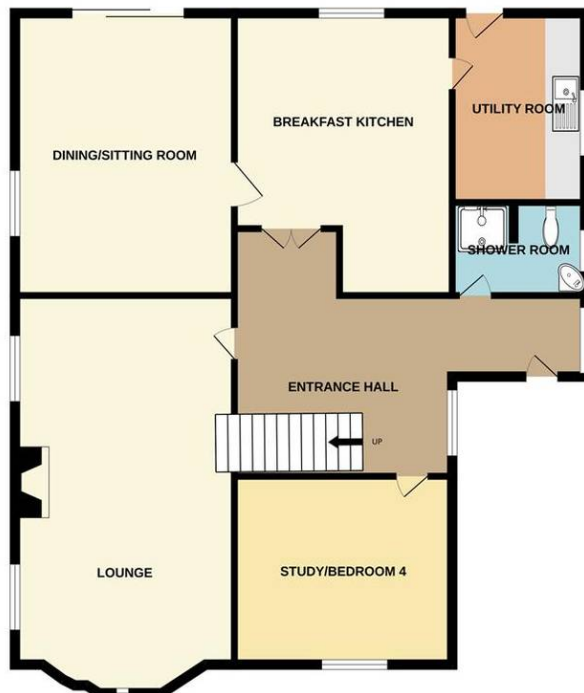
Bedroom Three Bathroom Dimensions: 12' 6" max x 8' 2" max (3.8m x 2.5m).

Outside - To the front of the property is a lawned garden with planted borders. There is also a generous block driveway leading to the side of the property, detached garage. Ample off street parking for numerous vehicles and/or motorhome. To the rear is a lawned garden, paved patio area and planting to the top of the garden. The rear garden is pretty secluded and does benefit from the afternoon sun. **Double Garage** - The garage is detached with electric remote controlled up and over door, window to the side, light and power points.

HMRC Check - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
1081 sq.ft. (100.5 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1811 sq.ft. (168.3 sq.m.) approx.

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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