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*For over 30 years*

63 Seamer Road, East Ayton

Offers Over £600,000





## 63 Seamer Road

East Ayton, Scarborough

- IMPRESSIVE FIVE BEDROOM DETACHED HOME
- OPEN ASPECT VIEWS TO THE WOLDS
- SET WITHIN THE SOUGHT AFTER VILLAGE OF EAST AYTON
- AMPLE OFF-STREET PARKING
- SUBSTANTIAL LIVING ACCOMMODATION
- THREE RECEPTION ROOMS, THREE BATHROOMS PLUS A DOWNSTAIRS WC
- EXTENSIVE LAWNED GARDENS WITH AN OUTDOOR BAR/SEATING/HOT TUB ROOM

CPH are delighted to present to the market this IMPRESSIVE DETACHED HOME which is set on a GENEROUS sized plot in the SOUGHT AFTER village of East Ayton with OPEN ASPECT VIEWS to the WOLDS. This exquisite abode offers SUBSTANTIAL LIVING ACCOMMODATION with FIVE BEDROOMS, THREE RECEPTION ROOMS and THREE BATHROOMS. External to the property lies AMPLE OFF-STREET PARKING, EXTENSIVE GARDENS, an OUTDOOR GARDEN ROOM that is currently arranged as a HOME BAR/SEATING/HOT TUB ROOM and would therefore suit a multitude of buyers including families! The sizeable living accommodation briefly comprises on the ground floor: entrance porch, hallway with stairs to the first floor, two bay fronted reception rooms, a separate dining room with bi-folding doors leading to garden, modern kitchen fitted with a range of units, utility room and downstairs WC. To the first floor of the property lies a landing, five bedrooms with two of the bedrooms having en-suite shower rooms, a house bathroom and a separate WC. External to the property lies ample off-street parking to the front aspect and to the rear lies extensive lawned gardens with a summer house, workshop space and an impressive garden room with power and lighting and is currently utilised as a bar/hot tub/seating area.

This property is located within the highly popular residential village of East Ayton and is situated a few miles west of Scarborough, East Ayton, together with its twin West Ayton, provides a wealth of local amenities and facilities and amenities including Petrol Station, supermarket, post office, Primary School, two Churches, Public house, Pubs and Fish and Chip Restaurant all within walking distance. From the village there is easy access to Scarborough (approx. 5 miles) Pickering (approx. 13 miles) and Malton (approx. 19 miles).













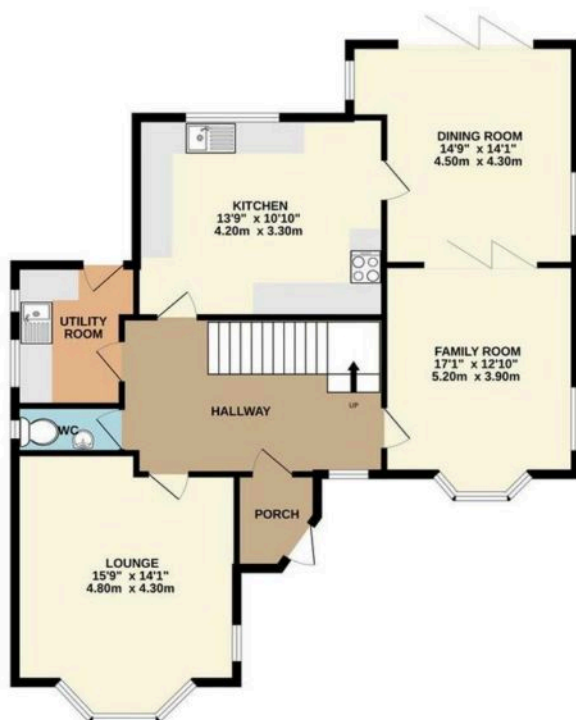




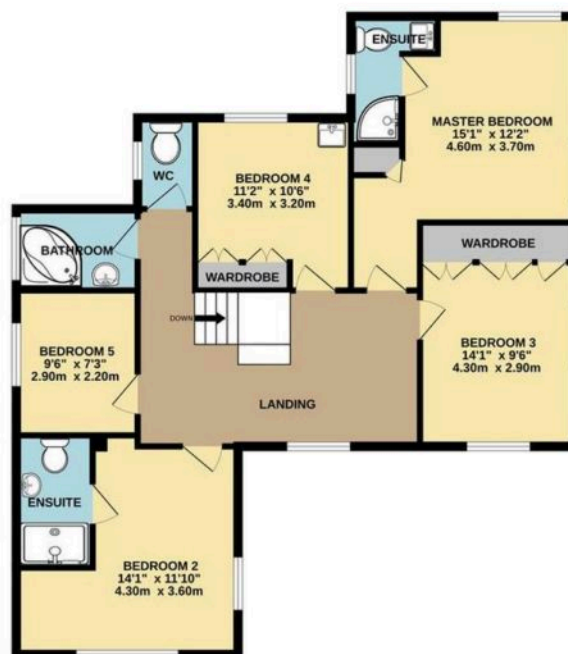




GROUND FLOOR



FIRST FLOOR



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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19 St. Thomas Street, Scarborough YO11 1DY



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