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63 Seamer Road, East Ayton

Guide Price £585,000



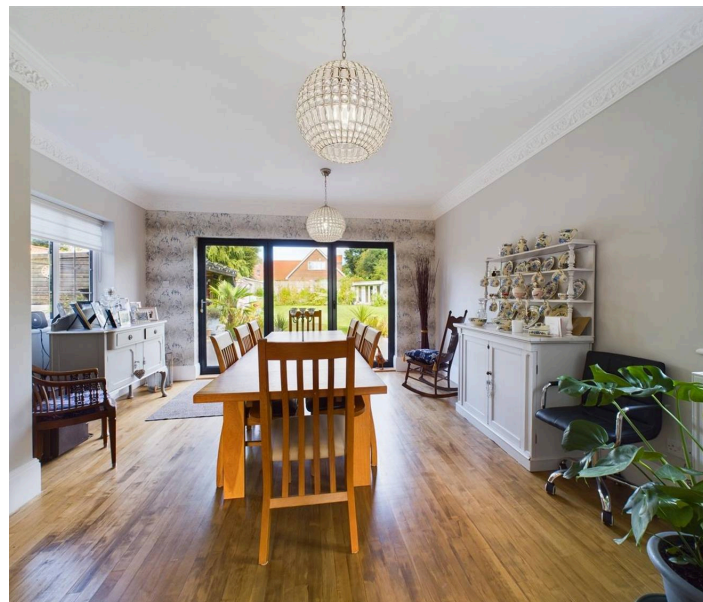
63 Seamer Road

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).

Internal viewing for this property is highly recommended in order to fully appreciate this substantial family home. If you wish to arrange a viewing please contact our friendly team at CPH

Council Tax band: TBD

EPC Energy Efficiency Rating: C

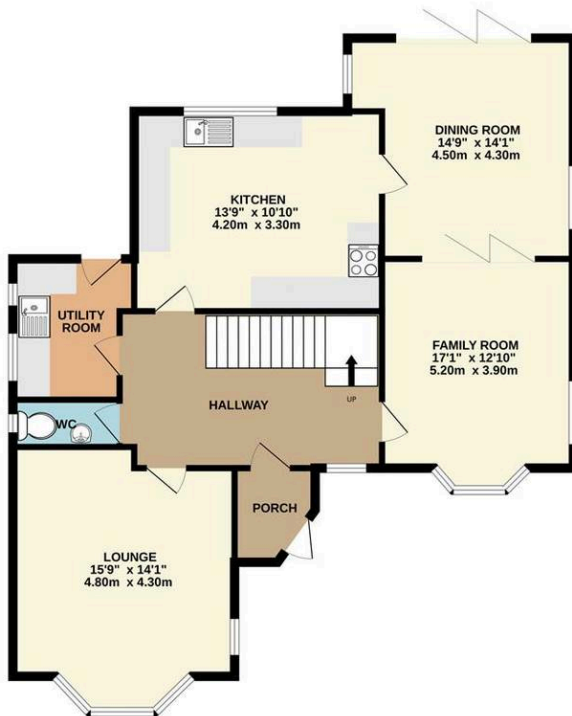
EPC Environmental Impact Rating: D

HMRC Check

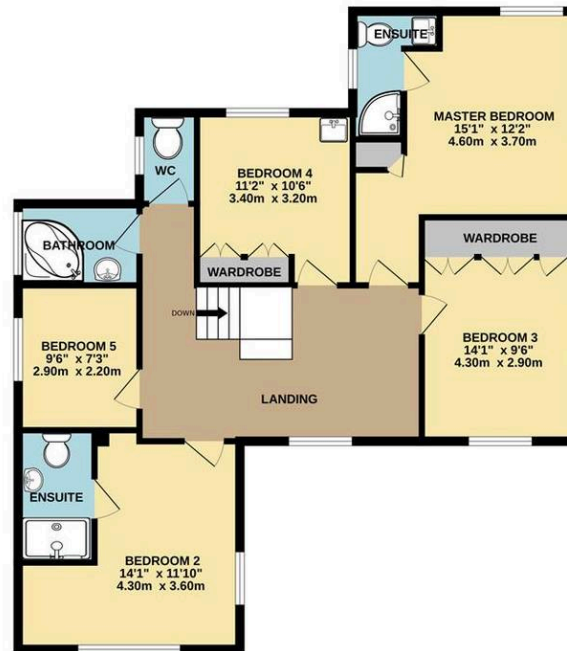
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR



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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Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

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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