





4 Broadlands Drive

East Ayton, Scarborough

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- OFF-STREET PARKING AND GARAGE
- LAWNED GARDENS
- POPULAR LOCATION WITHIN EAST AYTON

We are delighted to present this charming two-bedroom semi-detached bungalow to the market, offered with no onward chain. Situated in the popular location of East Ayton, this property boasts off-street parking as well as a garage, providing convenient and secure parking options.

The accommodation briefly comprises; entrance vestibule, hallway with built-in storage, lounge with a fireplace, kitchen fitted with a range of units and an integrated oven, two generous double bedrooms and a house bathroom. Externally, to the front of the property lies a low-maintenance garden and a driveway which provides off-street parking for multiple vehicles and access to a garage. To the rear of the property lies a garden laid mainly to lawn which is enclosed by fenced boundaries.

Located in a tranquil setting, this home is well-suited for those seeking peace and quiet. Its prime location within East Ayton ensures easy access to local amenities and popular schools.

Whether you are looking for a cosy retreat or a place to call home, this semi-detached bungalow is perfect for those seeking comfort and convenience. Book a viewing today to experience the charm of this lovely property.

Council Tax band: C





ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule

4' 11" x 4' 3" (1.50m x 1.30m)

Hallway

13' 1" x 6' 3" (4.00m x 1.90m)

Lounge

16' 1" x 12' 6" (4.90m x 3.80m)

Kitchen

10' 10" x 10' 10" (3.30m x 3.30m)

Bedroom One

19' 8" x 12' 6" (6.00m x 3.80m)

Bedroom Two

12' 6" x 10' 10" (3.80m x 3.30m)

Bathroom

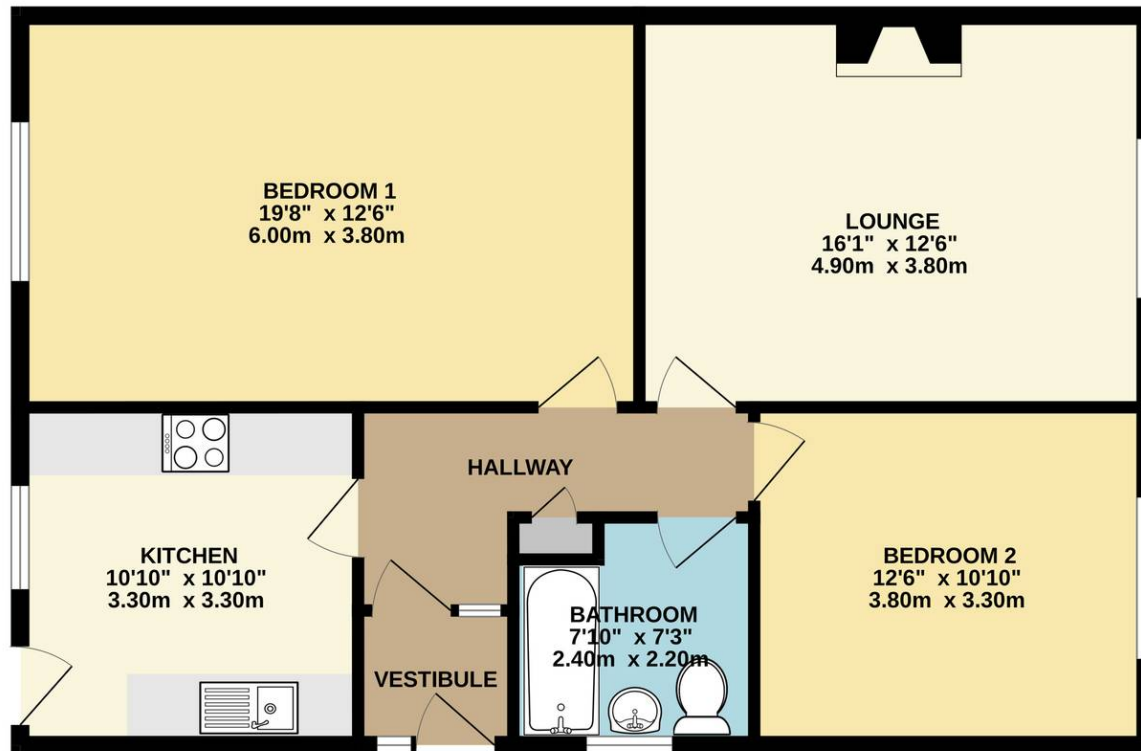
7' 10" x 7' 3" (2.40m x 2.20m)

PLEASE NOTE:

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
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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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Interested?

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

With you every step of the way



Sales, Lettings & Commercial
ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY



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