ANDREW COWEN







19 Meadow Dene, East Ayton, Scarborough, YO13 9EL

Guide Price £350,000

- SOUGHT AFTER VILLAGE LOCATION
- THREE BED DETACHED DORMA BUNGALOW
- GOOD SIZE REAR NORTH FACING GARDEN
- GARAGE AND OFF STREET PARKING
- INTEGRATED APPLIANCES
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CONSERVATORY

1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
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ANDREW COWEN ESTATE AGENTS are proud to present to the market IN THE SOUGHT AFTER VILLAGE OF EAST AYTON, to the west of Scarborough, this very SPACIOUS THREE BEDROOM DETACHED DORMER BUNGALOW, with GAS CENTRAL HEATING, AND DOUBLE GLAZING, perfect for FAMILY LIVING with a LARGE ENCLOSED REAR GARDEN, GARAGE AND Plenty OFF-STREET PARKING. Highly recommend viewing and please do make an offer.

3 2 2 D

Council Tax Band: E





Internally this property comprises, spacious entrance hallway leading to a generous living area with a front bay window allowing plenty of natural light to flood through, one bedroom situated on the ground floor along with the three-piece modern fully tiled family double shower room. A separate dining room leading into a good size kitchen fitted with a range of wall and base units and integrated appliances to include, gas hob, electric double oven, fridge freezer and dishwasher. In addition, there is a separate utility room with plenty of storage. From the kitchen you have sliding doors to the conservatory. Upstairs are the two remaining double bedrooms, with the master bedroom having fitted furniture and a three-piece shower room.

This property is well located nestled in a CUL-DE-SAC in the POPULAR VILLAGE OF EAST AYTON to the West of Scarborough with a wealth of amenities in the village including a public house, popular school, library, petrol station, convenience store, chemist plus the property is near a bus route into Scarborough and the location provides superb access to the A64 (York) and A170 (Pickering). Living in East Ayton means you will be part of a sought-after community, with the beautiful countryside right on your doorstep.

********DON'T MISS OUT ON THIS ONE - CALL ONE OF OUR FRIENDLY SALES TEAM TODAY TO BOOK A VIEWING ON 01723 377707********

One of the standout features of this property is the GOOD SIZE NORTH FACING ENCLOSED REAR GARDEN, with views to Forge Valley, established borders around the lawned area and an outdoor dining area perfect for entertaining family and friends. ADDITIONALLY, the property has an INTEGRAL GARAGE WITH WATER AND POWER for secure parking, and a DRIVEWAY providing OFF STREET PARKING.







Floor 0



Floor 1

ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

1661.3 ft²

154.34 m²

Reduced headroom

46.73 ft²

4.34 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





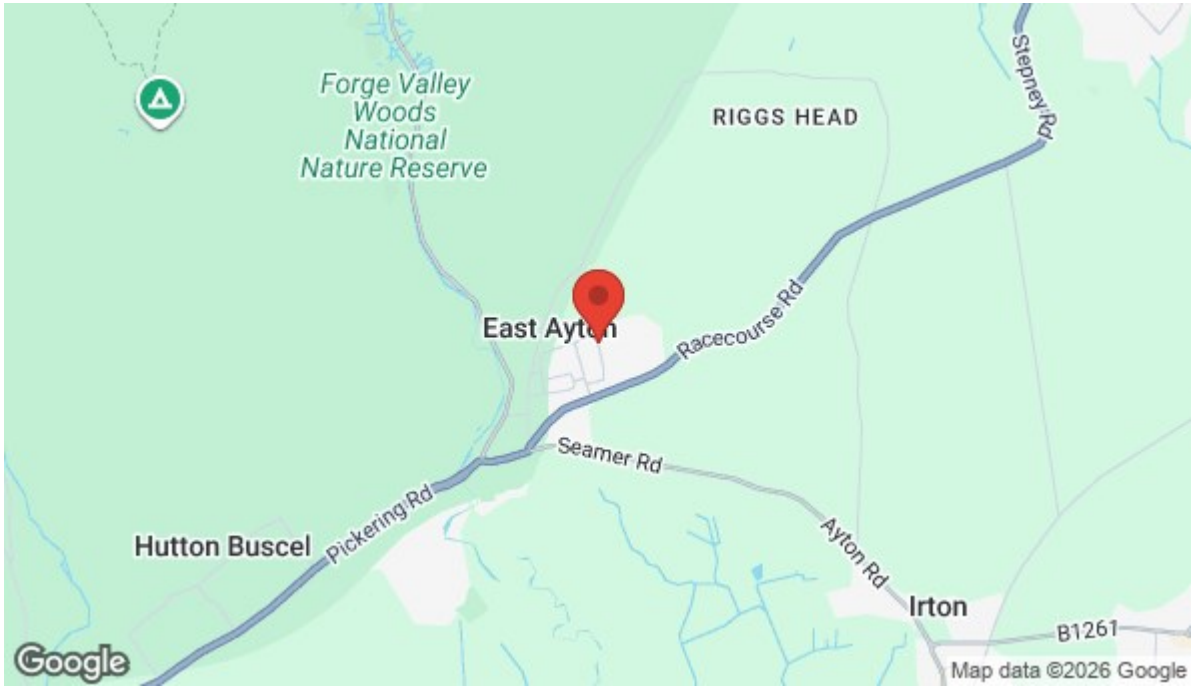














Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

SCAN ME

Looking to Sell?

Book a no obligation valuation today!

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