



colin ellis

## Chantry Drive, Scarborough, YO13 9EY

Located in the sought-after village of East Ayton, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families, first-time buyers, or those looking to enjoy village living with excellent access to nearby amenities and countryside walks.

Guide Price £210,000



## PROPERTY DESCRIPTION

The ground floor comprises a generous living room, offering a comfortable and bright space for relaxation. To the rear, a modern fitted kitchen provides ample storage and worktop space, with access into a delightful sunroom. This additional reception space enjoys pleasant views over the rear garden and is perfect for dining or entertaining.

To the first floor are three bedrooms, including two good-sized doubles and a further single bedroom, ideal as a nursery, office, or guest room. The accommodation is served by a shower room.

Externally, the property benefits from a well-maintained rear garden, mainly laid to lawn with patio seating area and mature planting, To the front, there is a lawned garden and driveway providing off-street parking.

### LIVING ROOM

4.82 x 3.89 (15'9" x 12'9")

### KITCHEN

2.42 x 4.41 (7'11" x 14'5")

### SUN ROOM

3.47 x 3.91 (11'4" x 12'9")

### BEDROOM

3.59 x 2.57 (11'9" x 8'5")

### BEDROOM

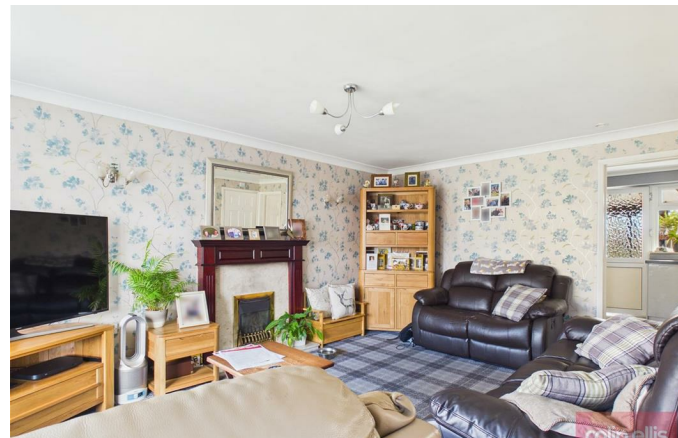
3.30 x 2.56 (10'9" x 8'4")

### BEDROOM

2.69 x 1.73 (8'9" x 5'8")

### BATHROOM

1.81 x 1.67 (5'11" x 5'5")







Approximate total area<sup>(1)</sup>  
818 ft<sup>2</sup>  
76.1 m<sup>2</sup>

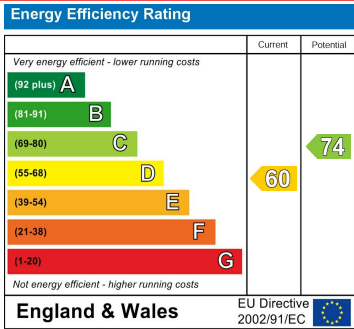
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Chantry Drive - 18789731**  
**Council Tax Band - B**  
**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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