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CHARTERED SURVEYORS  
*For over 30 years*

Old Stables Pickering Road, West Ayton

Guide Price £400,000



## Old Stables Pickering Road

West Ayton, Scarborough

- STONE BUILT DETACHED BUNGALOW
- PRIVATE DRIVEWAY & GARAGE/WORKSHOP
- IMMACULATEDLY PRESENTED THROUGHOUT
- TWO/THREE DOUBLE BEDROOMS
- MODERN WELL APPOINTED KITCHEN & TWO SHOWER ROOMS
- POPULAR WEST AYTON LOCATION

CPH are delighted to bring to market this ATTRACTIVE STONE BUILT DETACHED BUNGALOW with TWO/THREE DOUBLE BEDROOMS, LAWNED GARDENS, SINGLE GARAGE and PRIVATE DRIVEWAY Located in the SOUGHT AFTER VILLAGE of WEST AYTON.

The property has been well maintained with gas central heating and uPVC double glazing throughout, The accommodation briefly comprises of: the entrance hallway with storage cupboard/cloakroom, a generous sized sitting room complete with vaulted ceiling, cast iron stove with gas living flame set within a brick lined alcove and double patio doors which lead to the rear courtyard, dining room with double patio doors and stairs leading to the first floor mezzanine study/dressing room, modern breakfast kitchen complete with neff appliances and a range of wall and base units. Also to the ground floor is the master double bedroom, modern three-piece shower room and the snug/third double bedroom. To the first floor lies a study/dressing room mezzanine area with fitted storage, a further double bedroom and a modern three-piece en-suite.

Externally, the side of the property benefits from a planted garden laid mainly to lawn with single garage/workshop. The rear of the property offers a private courtyard space which includes a summerhouse, greenhouse, external storage shed and off-street parking for multiple vehicles.

This detached bungalow is located within the ever popular village of West Ayton. Situated a few miles west of Scarborough just off the A64 West Ayton, together with its twin East Ayton, provides



## ACCOMMODATION:

### GROUND FLOOR

Sitting Room 19'8" x 11'5" max

Dining Room 19'8" x 11'5" max

Snug/Bedroom 3 10'2" x 14'9" max

Kitchen 8'2" x 12'5" max

Bedroom 1 12'9" x 9'6" max

Shower Room 7'6" x 5'6" max

### FIRST FLOOR

Dressing Room/Study 12'1" x 8'10" max

Bedroom 2 12'9" x 8'10" max

En-Suite 4'11" x 8'10" max

Externally To the rear of the property lies a low maintenance rear courtyard which features a summer house, external storage shed and green house. To the side of the property lies a single garage/workshop, off-street parking for multiple vehicles and a generous lawned garden



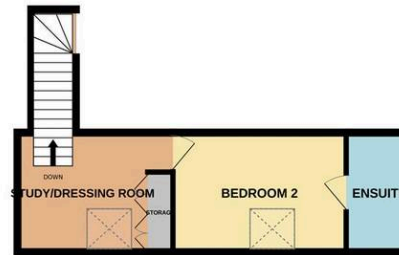
### HMRC

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  
995 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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?

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With you every step of the way



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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