



## 3 Chantry Road

East Ayton, Scarborough, YO13 9EP

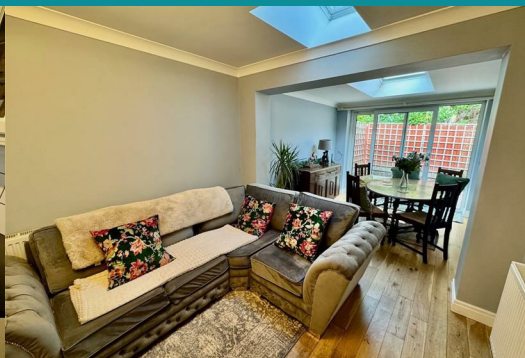
**Guide Price £273,000**



Situated in the sought-after village of East Ayton, Scarborough, this well-proportioned semi-detached property on Chantry Drive offers spacious and versatile accommodation arranged over two floors. East Ayton benefits from a range of local amenities including shops, schools and public transport links, together with easy access to surrounding countryside. Scarborough town centre, with its wider selection of shops, services and coastal attractions, is conveniently located nearby.

The ground floor accommodation comprises a lounge/dining room, kitchen, utility room, a ground floor bedroom and a shower room, providing flexible living options. To the first floor are four further bedrooms and a family bathroom, making the property well suited to family living.

Offered for sale with no onward chain, this property presents an excellent opportunity to acquire a substantial home in a popular village location. Call our sales office on 01723 350077 to arrange your viewing.



## Hallway

Lounge 15'8" x 11'11" (4.8 x 3.65)

Lounge/Diner 22'6" x 9'9" (6.86 x 2.99)

Kitchen 15'4" x 13'8" (4.69 x 4.18)

Utility 9'1" x 8'9" (2.79 x 2.68)

Bedroom 12'7" x 9'9" (3.84 x 2.99)

Bathroom 6'11" x 5'4" (2.12 x 1.63)

Bedroom 2 11'6" x 9'9" (3.53 x 2.98)

Bedroom 3 10'5" x 8'7" (3.18 x 2.64)

Bedroom 4 14'4" x 8'4" (4.37 x 2.55)

Bedroom 5 10'9" x 7'2" (3.3 x 2.19)

Bathroom 7'11" x 5'4" (2.42 x 1.63)

## Outside

With Front and rear gardens, driveway and Garage.

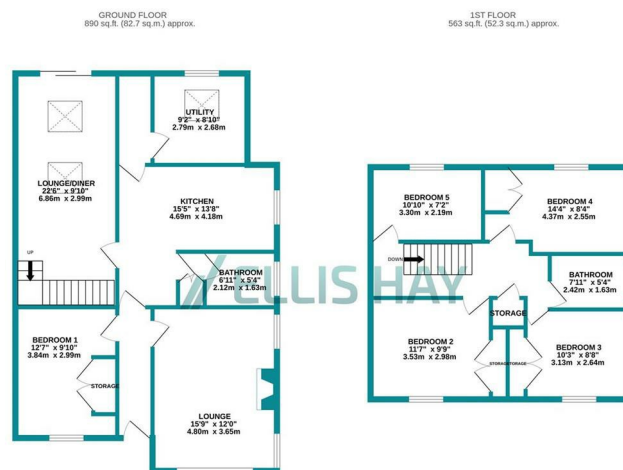
## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA: 1453 sq ft. (135.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other space and approximations made are not intended to be used for any legal or financial purposes. The services, systems and appliances shown have not been tested and no guarantee is given as to the operation or efficiency of the same.

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