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16 Sheepfold Way, West Ayton

Guide Price £230,000



- MODERN THREE BEDROOM SEMI-DETACHED HOME
- IN EXCELLENT DECORATIVE ORDER THROUGHOUT
- DOWNSTAIRS WC & EN-SUITE TO THE MASTER BEDROOM
- MODERN KITCHEN/DINER WITH PATIO DOORS TO GARDENS
- OFF-STREET PARKING TO THE FRONT & LAWNED REAR GARDEN
- BUILT CIRCA 2018 WITH APPROX 2 YEARS NHBC REMAINING
- POPULAR LOCATION WITHIN THE SOUGHT AFTER VILLAGE OF WEST AYTON
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

We are delighted to present this modern three bedroom semi-detached home, built circa 2018 and finished to an excellent decorative standard throughout. Situated in the sought after village of West Ayton, this beautifully maintained property offers a superb layout ideal for contemporary family living with the added benefits of a DOWNSTAIRS WC, EN-SUITE TO THE MASTER, OFF-STREET PARKING, REAR LAWNED GARDENS and is offered to the market with NO ONWARD CHAIN.

The spacious entrance hall leads to a bright and airy lounge, while the impressive modern kitchen/diner features sleek cabinetry, integrated appliances, and patio doors that invite plenty of natural light, creating the perfect setting for both every-day dining and entertaining. A convenient downstairs WC adds to the practical appeal. Upstairs, the master bedroom benefits from a stylish en-suite shower room, complemented by two further well-proportioned bedrooms, a landing with access to a partially boarded loft space and a family bathroom.

With approximately two years of NHBC warranty remaining, this home offers peace of mind for buyers seeking quality and reassurance. Residents will appreciate the off-street parking to the front, a South facing rear enclosed lawned garden as well as the excellent location within easy reach of local amenities and highly regarded schools.

This property is perfectly suited to families and professionals alike, combining modern comfort with village charm. Early viewing





GROUND FLOOR

Entrance Hall

17' 1" x 6' 3" (5.20m x 1.90m)

Lounge

14' 1" x 10' 2" (4.30m x 3.10m)

Kitchen/Diner

17' 1" x 11' 10" (5.20m x 3.60m)

Downstairs WC

FIRST FLOOR

Landing

11' 6" x 8' 2" (3.50m x 2.50m)

Master Bedroom

11' 2" x 10' 2" (3.40m x 3.10m)

En-Suite to the Master Bedroom

6' 3" x 4' 11" (1.90m x 1.50m)

Bedroom Two

10' 2" x 9' 10" (3.10m x 3.00m)

Bedroom Three

8' 2" x 6' 11" (2.50m x 2.10m)

Bathroom

6' 11" x 6' 7" (2.10m x 2.00m)

HMRC

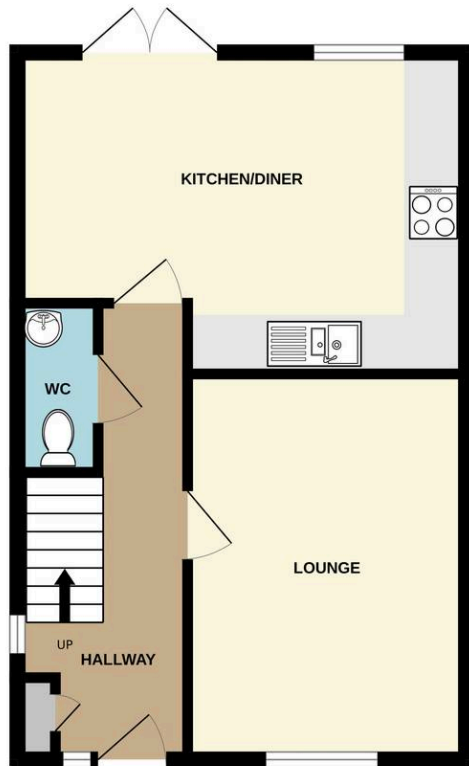
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Maintenance Charge

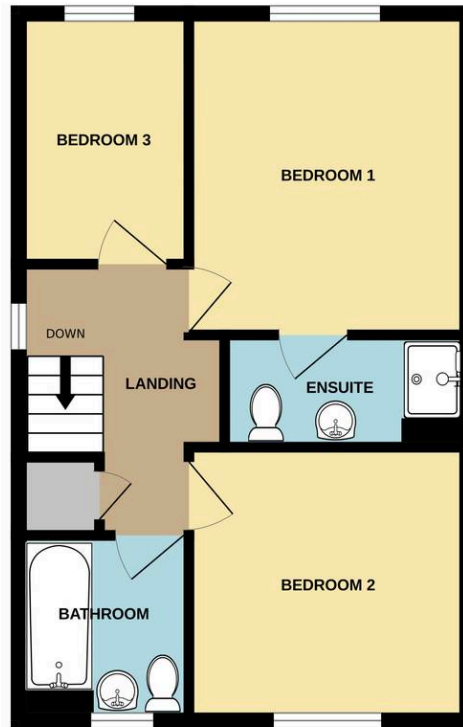
There is a maintenance charge in place with First Port towards the upkeep of the communal park area. The estimated cost for 2026 is £314.34



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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?

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With you every step of the way



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