



26 Betton Rise

East Ayton, Scarborough, YO13 9HU

Offers In Excess Of £200,000

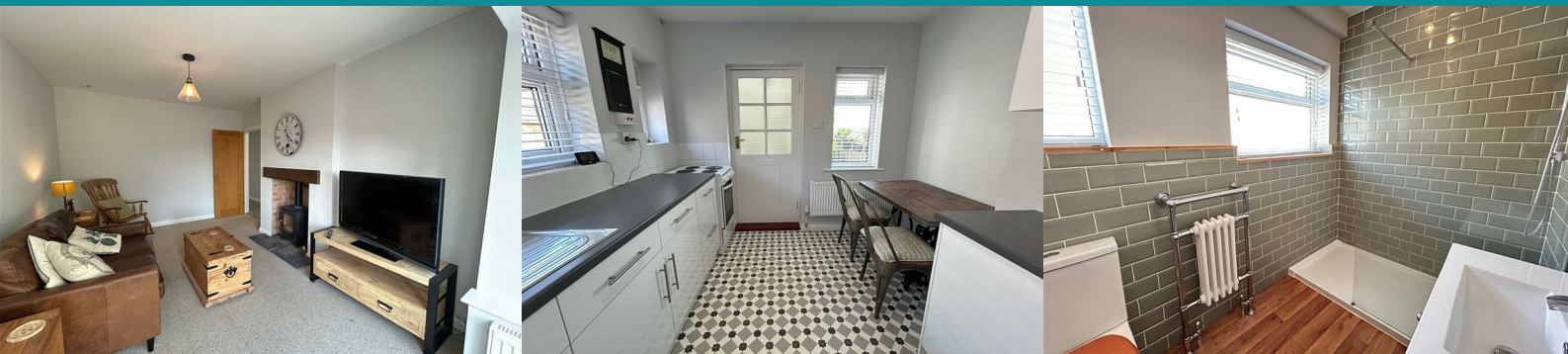


We are pleased to offer to the market this well-presented and recently modernised two-bedroom bungalow, located in the popular village of East Ayton, to the west of Scarborough. The village provides a range of local amenities, schooling and public houses, along with convenient access to surrounding countryside and the North York Moors.

The accommodation briefly comprises a lounge with log burner, a modern kitchen with dining area, utility room, two bedrooms and a contemporary shower room, all arranged over one level.

Externally, the property benefits from off-road parking and a garage. Additional features include gas central heating and uPVC double glazing. The property is offered to the market with no onward chain.

This bungalow would suit a range of purchasers and viewing is recommended to appreciate the accommodation and location on offer.



FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with log burner, radiator and patio doors leading to outside

KITCHEN/DINER

with a range of base and wall units, stainless steel sink unit, space for electric cooker, window and door leading to

UTILITY ROOM

with plumbing for washing machine, space for fridge and freezer and door leading to outside

BEDROOM ONE

with radiator and bay window over the front

BEDROOM TWO

with radiator and window overlooking the front

SHOWER ROOM

with walking in shower, WC, hand basin, radiator and window

OUTSIDE

driveway and gravel area to the front, garage, decking and gravel area to the rear

DIRECTIONS

SATNAV - postcode YO13 9HU

what3words - ///plodding.bumps.detect

HMRC

If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.

Area Map



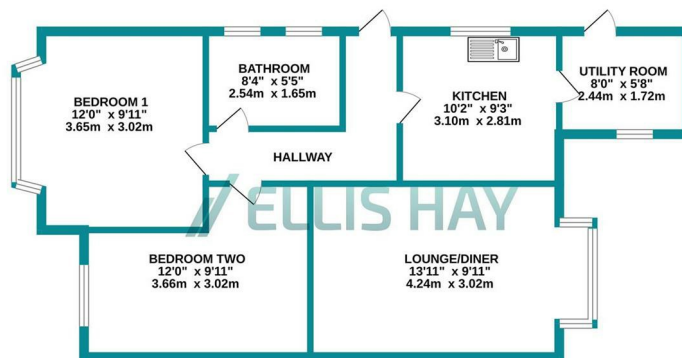
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: B

Tenure: Freehold

GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 679 sq.ft. (63.1 sq.m.) approx.

While every effort 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given especially as efficiency can be given.

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