colin ellis

Chantry Road,
Scarborough, YO13 9EP

Guide Price £250,000

A substantial five bedroom dormer bungalow occupying a generous corner position in the popular village of East Ayton. Offering highly flexible accommodation arranged over two floors, the property benefits from two bathrooms, two ground floor bedrooms, three further first floor bedrooms, a spacious living room and kitchen. Outside are established gardens, ample off-road parking, a car port and garage. The property would now benefit from a programme of modernisation, presenting an excellent opportunity for a purchaser to create a home to their own specification.

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PROPERTY DESCRIPTION

Occupying an established corner plot within the sought after village of East Ayton, this five bedroom dormer bungalow offers an impressive amount of versatile living accommodation together with gardens, parking and garaging. The property is likely to appeal particularly to buyers looking for a home they can update and personalise. While requiring modernisation in a number of areas, the existing layout provides an excellent starting point, with accommodation arranged across two floors and the added advantage of bedrooms and bathroom facilities at ground floor level.

An entrance porch opens into the central hallway, from which the principal ground floor rooms are accessed. The living room is a particularly generous reception space, enjoying plenty of natural light from the large front facing window and featuring a stone fireplace. To the rear is the kitchen, fitted with a range of units, work surfaces and tiled surrounds, with space for appliances. The kitchen leads through to a sunroom, offering useful additional space with windows overlooking the garden. The sunroom is currently in need of improvement but provides excellent potential for refurbishment and could be adapted to suit a variety of uses. Two bedrooms are situated on the ground floor, making the accommodation particularly adaptable. These rooms could equally suit use as a dining room, home office, hobby room or additional sitting room depending upon individual requirements. A wet room completes the ground floor accommodation.

Stairs rise to the first floor landing, where there are three further bedrooms along with a separate bathroom/shower room. The combination of ground and first floor bedrooms gives the property considerable flexibility for families, visiting guests or those looking for predominantly ground floor living with useful additional accommodation upstairs.

Externally, the property occupies a prominent corner position with established planting providing an attractive leafy setting. The gardens incorporate mature shrubs, trees and planted areas, with scope for a new owner to landscape and redesign the outside space to suit their needs. A driveway provides off road parking and leads beneath a covered car port towards the garage, offering useful parking and storage facilities. Further paved and gravelled areas surround the property, while the mature boundaries provide a good degree of greenery.

With its five bedroom layout, two bathrooms, generous plot, parking and garage, this is a property with considerable potential. Its flexible accommodation and established East Ayton setting make it an appealing opportunity for purchasers seeking a substantial village home and willing to undertake updating to create a property tailored to their own tastes.

ENTRANCE PORCH
4.30 x 1.59 (14'1" x 5'2")

LIVING ROOM
3.48 x 4.65 (11'5" x 15'3")

KITCHEN
4.66 x 2.53 (15'3" x 8'3")

SUN ROOM
4.67 x 1.99 (15'3" x 6'6")

BEDROOM
2.48 x 4.46 (8'1" x 14'7")

BEDROOM
2.93 x 2.90 (9'7" x 9'6")

WET ROOM
2.98 x 1.62 (9'9" x 5'3")

BEDROOM
4.09 x 2.07 (13'5" x 6'9")

BEDROOM
3.55 x 3.18 (11'7" x 10'5")

BEDROOM
2.89 x 2.68 (9'5" x 8'9")

BATHROOM
1.97 x 1.53 (6'5" x 5'0")

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Approximate total area(1)

1272 ft²

118.4 m²

(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.

GIRAFFE360

Chantry Road - 18837295
Council Tax Band - C
Tenure - Freehold

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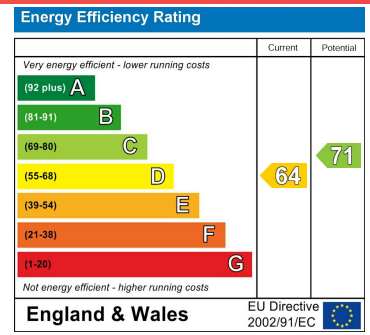

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