



7 Wagoners Way

East Ayton, Scarborough, YO13 9BT

£220,000



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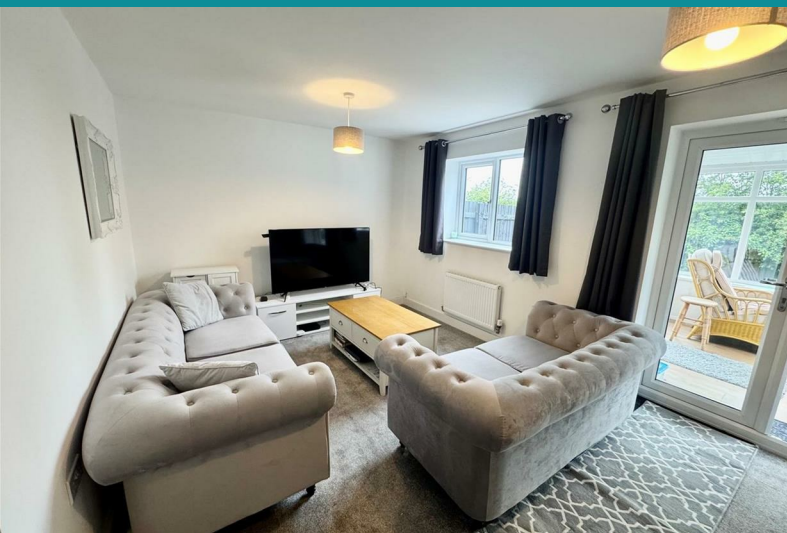
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We are delighted to bring to the market this well-presented and recently modernised three-bedroom end-terrace home, situated in the highly sought-after village of East Ayton, to the west of Scarborough. The village offers an excellent range of local amenities, schooling, public houses and convenient access to the surrounding countryside and the North York Moors National Park.

The accommodation is spacious and well appointed throughout, briefly comprises lounge, a modern kitchen diner providing an ideal space for family living and entertaining, and a bright conservatory overlooking the garden. To the first floor are three well-proportioned bedrooms, including a principal bedroom benefiting from a contemporary en-suite shower room, together with a modern family bathroom.

Externally, the property enjoys attractive gardens and off-road parking. Further benefits include gas central heating and uPVC double glazing throughout.

This appealing family home is likely to attract a wide range of purchasers, and early viewing is highly recommended to fully appreciate the accommodation, presentation and desirable village location on offer.

Hallway

Lounge

16'2" x 9'2" (4.94 x 2.81)

Kitchen Diner

15'8" x 9'2" (4.8 x 2.81)

Conservatory

9'2" x 8'10" (2.8 x 2.7)

Bedroom 1

14'8" x 9'2" (4.48 x 2.81)

En Suite

7'6" x 5'4" (2.29 x 1.64)

Bedroom 2

12'0" x 9'2" (3.66 x 2.81)

Bedroom 3

12'9" x 6'11" (3.91 x 2.13)

Bathroom

6'11" x 6'2" (2.13 x 1.89)

Outside

Parking at the side of the property and an enclosed rear garden with hard landscaping, lawn and borders.

HMRC

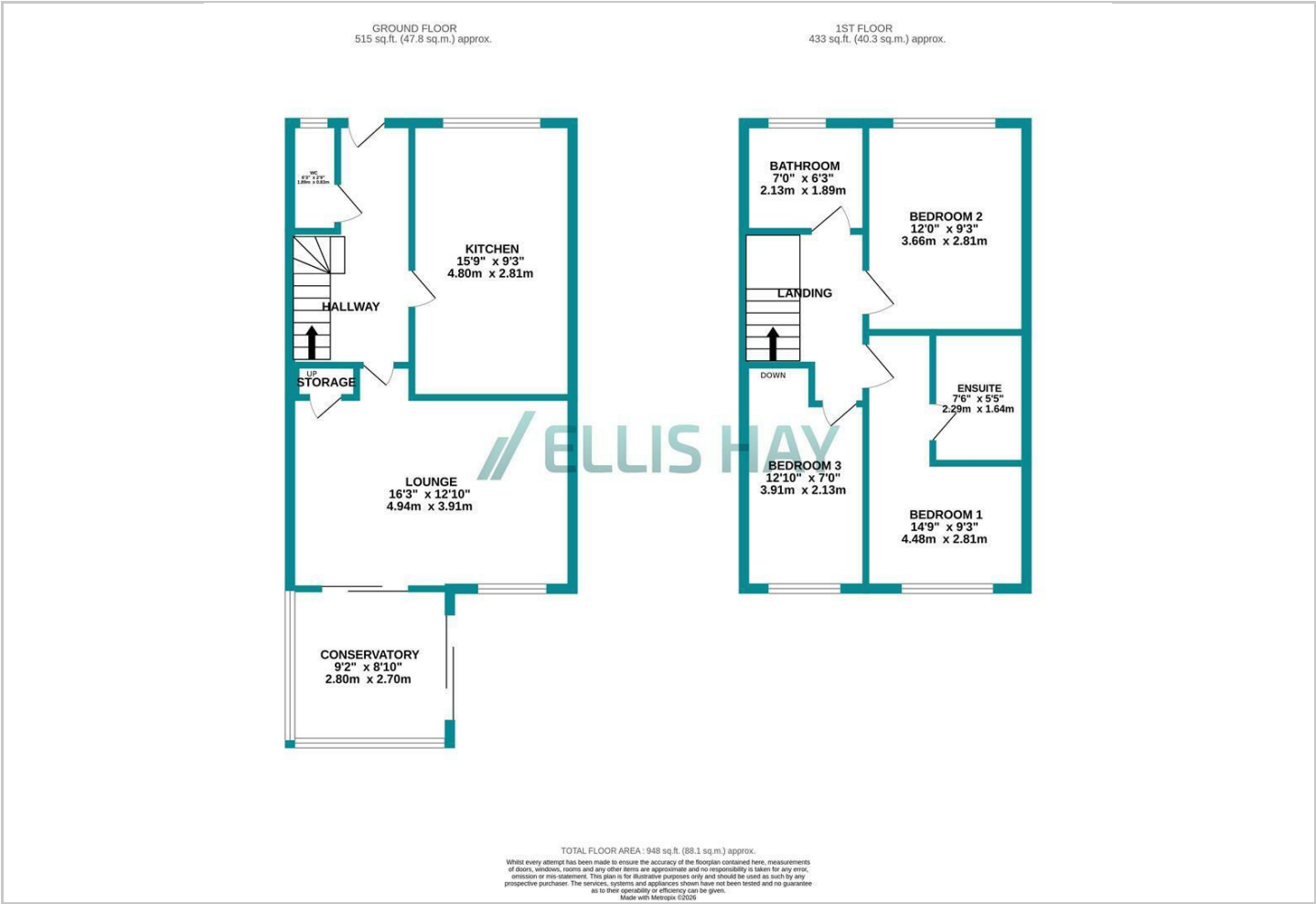
If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.



Hybrid Map



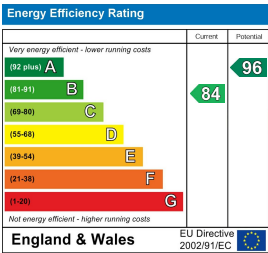
Floor Plan



Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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