



**CPH**

ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

19 Meadow Dene, East Ayton  
£350,000



## 19 Meadow Dene

East Ayton, Scarborough

- THREE BEDROOM DETACHED BUNGALOW
- OFF-STREET PARKING AND GARAGE
- OPEN ASPECT FIELD VIEWS TO THE REAR
- NO ONWARD CHAIN
- FRONT AND REAR GARDENS

We are delighted to present this impressive three bedroom detached bungalow, offering a wonderful blend of comfort and versatility in a sought-after residential location.

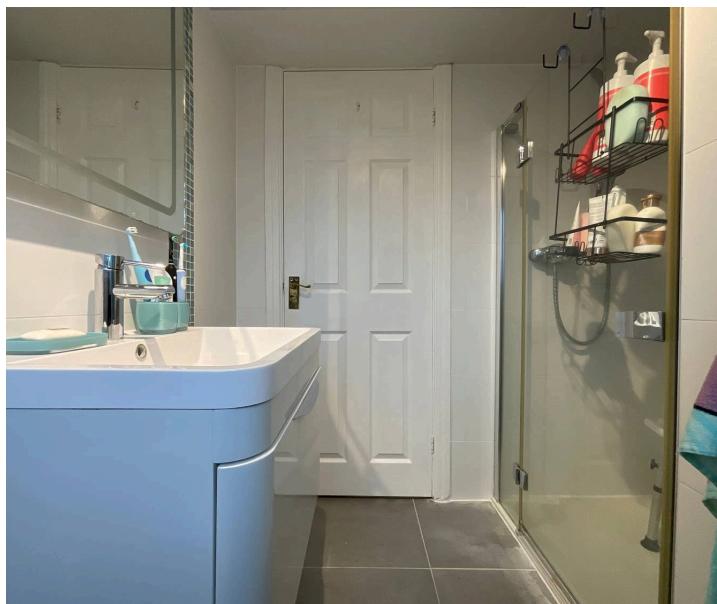
This spacious home welcomes you with a generous entrance hall, leading to a light and airy lounge that enjoys open aspect field views to the rear, creating a tranquil and inviting atmosphere. The well-proportioned kitchen is perfect for family living or entertaining, with ample storage and workspace to suit a variety of culinary needs. Each of the three bedrooms is thoughtfully designed to provide restful retreats, while the contemporary bathrooms ensure convenience for all. The property boasts a practical layout, with all rooms arranged to maximise natural light and enhance the sense of space throughout. With the added benefit of off-street parking and a garage, this bungalow offers all the essentials for modern living.

Offered to the market with no onward chain, this is an exceptional opportunity for families, downsizers, or anyone seeking a change of scenery in a peaceful setting.

Located close to popular amenities and within easy reach of transport links, this charming home is ready for its next chapter. Early viewing is highly recommended to fully appreciate all this property has to offer.

Council Tax band: E

Tenure: Freehold



## ACCOMMODATION GROUND FLOOR

### Living Room

21' 0" x 15' 5" (6.40m x 4.70m)

### Dining Room

11' 10" x 10' 6" (3.60m x 3.20m)

### Kitchen

13' 5" x 15' 1" (4.10m x 4.60m)

### Utility Room

7' 7" x 8' 10" (2.30m x 2.70m)

### Garage

17' 5" x 8' 10" (5.30m x 2.70m)

### Bedroom 2

13' 5" x 11' 6" (4.10m x 3.50m)

### Bathroom

10' 2" x 6' 7" (3.10m x 2.00m)

## FIRST FLOOR

### Bedroom 1

15' 9" x 13' 1" (4.80m x 4.00m)

### Bedroom 3

15' 9" x 11' 10" (4.80m x 3.60m)

## HMRC DISCLAIMER

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.

Details Prepared

AB060226



TOTAL FLOOR AREA: 1595 sq.ft. (148.1 sq.m.) approx.



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## Interested?

Contact our friendly team today  
01723 352235 | [sales@cpaphproperty.co.uk](mailto:sales@cpaphproperty.co.uk)

With you every step of the way



## Sales, Lettings & Commercial

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19 St. Thomas Street, Scarborough YO11 1DY



**rightmove**  **Zoopla.co.uk**  **PrimeLocation.com** 

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