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CHARTERED SURVEYORS
For over 30 years

42 Fenton Drive, West Ayton

Fixed Price **£51,250**



42 Fenton Drive

West Ayton, Scarborough

- WELL PRESENTED THREE BED END OF TERRACE HOUSE
- SPACIOUS LOUNGE AND FITTED KITCHEN
- MASTER BEDROOM WITH EN SUITE
- DOWNSTAIRS WC
- 25% SHARED OWNERSHIP
- IDEAL FIRST TIME BUY

We are delighted to present this well presented three bedroom end of terrace house, offering a wonderful opportunity for first time buyers through a 25 percent shared ownership scheme. Option to purchase additional shares up to 80% ownership and pay less rent.

This inviting home features a spacious lounge/diner, providing a versatile living area that is perfect for relaxing or entertaining, with double doors that create a seamless flow and fill the space with natural light. The modern kitchen is designed with practicality in mind, offering ample storage and workspace for every-day living. Upstairs, the property boasts three well-proportioned bedrooms, including a master bedroom complete with its own en suite for added comfort and privacy. The additional family bathroom is tastefully appointed, while a convenient downstairs WC adds further functionality for busy households.





This home exudes a warm and welcoming atmosphere, making it an ideal choice for those seeking their first step onto the property ladder. Located in a popular residential area with excellent access to local amenities, this property combines style, comfort, and convenience. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer. Contact us today to arrange your appointment.

GROUND FLOOR

Entrance Hall

Lounge/Diner 15' 9" x 15' 5" (4.80m x 4.70m)

Kitchen 10' 6" x 9' 2" (3.20m x 2.80m)

WC 5' 11" x 2' 11" (1.80m x 0.90m)

FIRST FLOOR

Bedroom One 11' 6" x 8' 10" (3.50m x 2.70m)

En-suite 8' 10" x 4' 7" (2.70m x 1.40m)

Bedroom Two 9' 10" x 8' 6" (3.00m x 2.60m)

Bedroom Three 8' 2" x 6' 7" (2.50m x 2.00m)

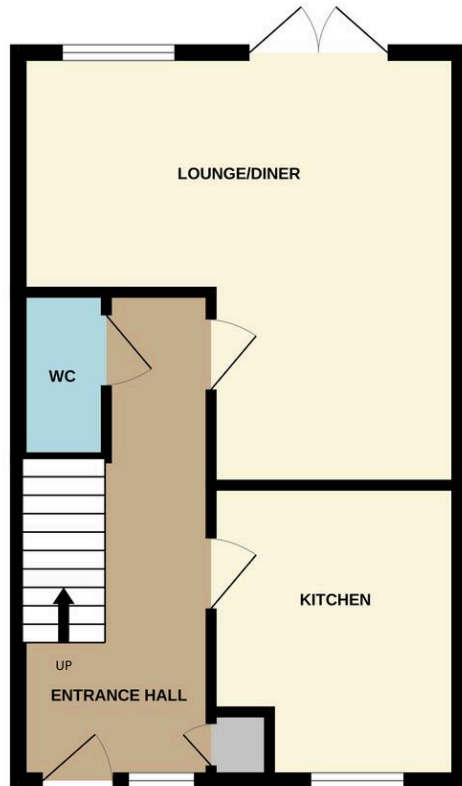
Bathroom 6' 11" x 6' 3" (2.10m x 1.90m)

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

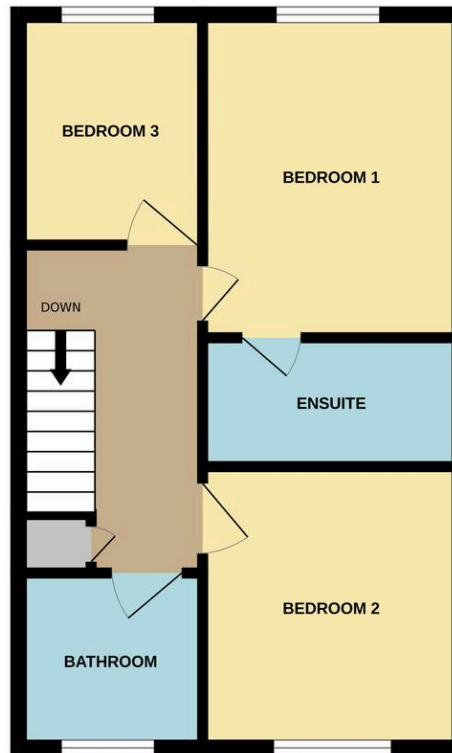
Shared Ownership - 25% share at a fixed price of £51,250. Charges Payable of £460.26 per month: Rent £398.55, Management charge £5.83, Insurance charge £27.91, Service Charge £27.97. It is required that you satisfy Home Group's criteria prior to viewing. Please contact our office for more information regarding the criteria.



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 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?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132