



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

25 Farside Road, West Ayton

Offers in Region of **£235,000**



- Well presented and spacious two/ three bedroom semi detached home
- Spacious lounge and conservatory
- Gas heated and double glazed
- Low maintenance gardens to the front and rear
- Detached garage and off street parking
- Offered with vacant possession and no onward chain
- Popular Ayton village location, viewing highly recommended

We are delighted to offer this well presented and spacious semi detached bungalow, perfectly situated in the highly sought-after village of Ayton. This versatile home features two generous double bedrooms (one used as the dining room) plus large loft bedroom with dressing area and en-suite. The inviting lounge provides a comfortable setting for relaxation, while the bright conservatory offers an additional living area filled with natural light. The property benefits from efficient gas heating and double glazing throughout, ensuring a warm and energy-efficient environment. Well maintained throughout, this bungalow is offered with vacant possession and no onward chain, allowing for a straightforward move. The gardens are low maintenance and offer a peaceful setting. The garage is detached with light and power and the driveway offered ample off street parking. With its practical layout and clean presentation, this home is sure to appeal to a wide range of buyers seeking comfort and convenience in a peaceful village setting. The location provides easy access to local amenities, reputable schools, and excellent transport links, making every-day living both simple and enjoyable. Early viewing is highly recommended to fully appreciate all this charming property has to offer. Arrange your viewing today and take the first step towards making this delightful bungalow your new home.





Hallway

16' 0" x 4' 0" (4.88m x 1.21m)

Entrance Hall

6' 1" x 4' 10" (1.85m x 1.48m)

Lounge

17' 0" x 11' 11" (5.17m x 3.63m)

Kitchen / diner

11' 10" x 11' 9" (3.60m x 3.58m)

Conservatory

11' 10" x 6' 0" (3.60m x 1.82m)

Master Bedroom

12' 1" x 9' 11" (3.68m x 3.02m)

Bedroom 2/ dining room

12' 10" x 11' 11" (3.92m x 3.62m)

Bathroom

8' 0" x 5' 10" (2.44m x 1.79m)

Bedroom 3

16' 1" x 12' 2" (4.90m x 3.70m)

En-suite

7' 2" x 5' 7" (2.18m x 1.69m)

Dressing room

11' 5" x 8' 10" (3.49m x 2.68m)

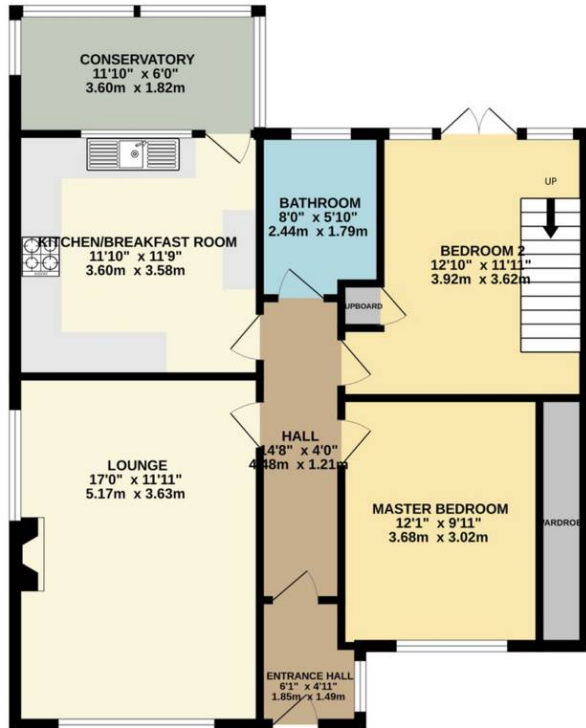
Please note

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.

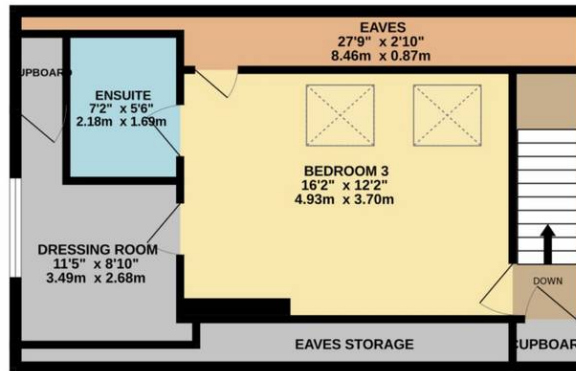
Council Tax band: C Tenure: Freehold



GROUND FLOOR



1ST FLOOR



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.
Made with MetroPix ©2026

Interested?

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

With you every step of the way



Sales, Lettings & Commercial
ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY



rightmove Zoopla.co.uk PrimeLocation.com

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