



3 Chantry Road

East Ayton, Scarborough, YO13 9EP

Guide Price £280,000



Situated in the sought-after village of East Ayton, Scarborough, this well-proportioned semi-detached property on Chantry Drive offers spacious and versatile accommodation arranged over two floors. East Ayton benefits from a range of local amenities including shops, schools and public transport links, together with easy access to surrounding countryside. Scarborough town centre, with its wider selection of shops, services and coastal attractions, is conveniently located nearby.

The ground floor accommodation comprises a lounge/dining room, kitchen, utility room, a ground floor bedroom and a shower room, providing flexible living options. To the first floor are four further bedrooms and a family bathroom, making the property well suited to family living.

Offered for sale with no onward chain, this property presents an excellent opportunity to acquire a substantial home in a popular village location. Call our sales office on 01723 350077 to arrange your viewing.



Hallway

Lounge 15'8" x 11'11" (4.8 x 3.65)

Lounge/Diner 22'6" x 9'9" (6.86 x 2.99)

Kitchen 15'4" x 13'8" (4.69 x 4.18)

Utility 9'1" x 8'9" (2.79 x 2.68)

Bedroom 12'7" x 9'9" (3.84 x 2.99)

Bathroom 6'11" x 5'4" (2.12 x 1.63)

Bedroom 2 11'6" x 9'9" (3.53 x 2.98)

Bedroom 3 10'5" x 8'7" (3.18 x 2.64)

Bedroom 4 14'4" x 8'4" (4.37 x 2.55)

Bedroom 5 10'9" x 7'2" (3.3 x 2.19)

Bathroom 7'11" x 5'4" (2.42 x 1.63)

Outside

With Front and rear gardens, driveway and Garage.

Area Map



Energy Efficiency Rating

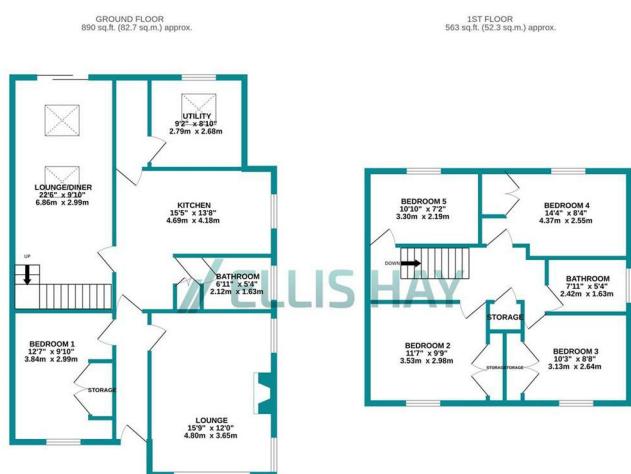
Rating	Score Range	Color	Notes
A	(92 plus)	Dark Green	Very energy efficient - lower running costs
B	(81-91)	Medium Green	
C	(69-80)	Light Green	
D	(55-68)	Yellow	
E	(39-54)	Orange	
F	(21-38)	Red	Not energy efficient - higher running costs
G	(1-20)	Red	Not energy efficient - higher running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA: 1453 sq.ft. (135.0 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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