





26 Fenton Drive

- THREE BEDROOM SEMI DETACHED HOUSE
- NEWLY DECORATED THROUGHOUT
- DOWNSTAIRS WC
- MASTER BEDROOM WITH ENSUITE
- BOARDED LOFT SPACE
- OFF-STREET PARKING
- GENEROUS GARDEN WITH PATIO AREA
- LOCATED WITHIN THE POPULAR WEST AYTON VILLAGE

We are delighted to present this beautifully presented three bedroom semi-detached house, newly decorated throughout and situated in the sought-after village of West Ayton.

This inviting home offers a thoughtfully designed layout, beginning with a welcoming entrance hall that leads to a lounge, perfect for relaxing or entertaining guests. The kitchen seamlessly blends functionality and style, providing ample space for family dining and every-day living. A convenient downstairs WC enhances the practicality of the ground floor. Upstairs, the property boasts three well-proportioned bedrooms, including an impressive master bedroom complete with an en-suite shower room, while the additional bedrooms offer flexibility for family, guests or a home office. The family bathroom is finished to a high standard, creating a tranquil space for unwinding.

With off-street parking providing every-day convenience, this home is ideally located for those seeking a peaceful yet well-connected lifestyle within the ever-popular West Ayton village, renowned for its community atmosphere and excellent local amenities. This property truly combines modern comfort with versatile living, making it an excellent choice for families and professionals alike. Early viewing is highly recommended to fully appreciate all that this impressive home has to offer.





GROUND FLOOR

Entrance Hall

WC 5' 7" x 2' 11" (1.70m x 0.90m)

Kitchen/Diner 15' 9" x 9' 2" (4.80m x 2.80m)

Living Room 16' 5" x 10' 6" (5.00m x 3.20m)

FIRST FLOOR

Landing

Bedroom One 14' 9" x 9' 2" (4.50m x 2.80m)

En-suite 7' 7" x 4' 11" (2.30m x 1.50m)

Bedroom Two 11' 6" x 9' 2" (3.50m x 2.80m)

Bedroom Three 8' 10" x 6' 11" (2.70m x 2.10m)

Bathroom 6' 11" x 5' 7" (2.10m x 1.70m)

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.

MAINTENANCE

A monthly maintenance fee is in place which contributes towards the up-keep of the development which is £23pcm with first port.

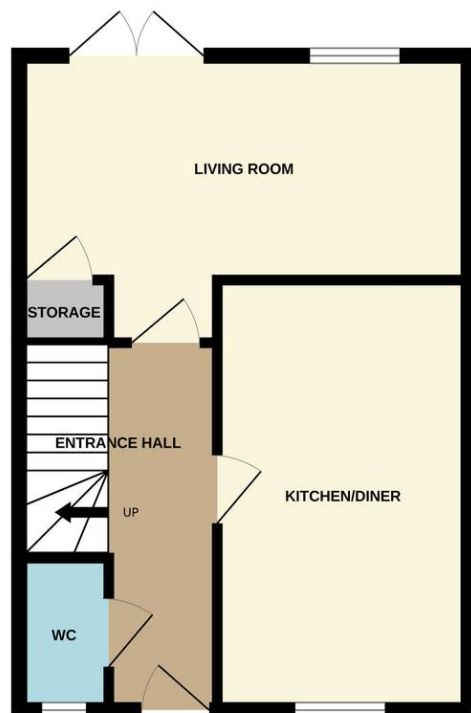
Council Tax band: C

Tenure: Freehold

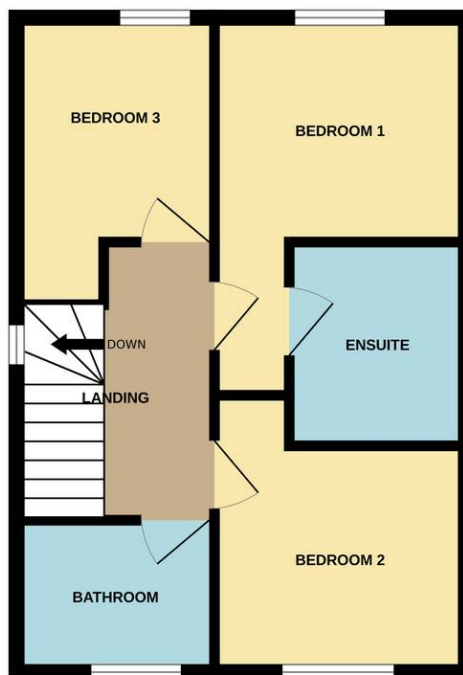
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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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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