



2a Betton Rise, East Ayton, Scarborough, YO13 9HU
Asking Price £265,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE/FOUR BEDROOM DETACHED BUNGALOW
- PLUS TWO LOFT/HOBBY ROOMS
- BEAUTIFULLY PRESENTED LIVING ACCOMMODATION
- MODERN KITCHEN AND BATHROOM
- OFF-STREET PARKING AND GARDENS
- SITUATED WITHIN THE SOUGHT AFTER VILLAGE OF EAST AYTON

+++REDUCED for a QUICK SALE+++ Occupying a desirable location within the village of EAST AYTON is this SPACIOUS THREE/FOUR BEDROOM DETACHED BUNGALOW which would make an EXCELLENT FAMILY HOME with TWO LOFT ROOMS. 'In our opinion' the accommodation is offered to the market in GREAT DECORATIVE ORDER with both OFF-STREET PARKING and GARDENS to the front and rear.

The internal accommodation comprises in brief; entrance vestibule, welcoming hallway totalling approx 29 feet, a living room with a feature fireplace, a modern kitchen/diner fitted with a range of units and a door to a light and airy rear porch/utility, a further utility room, two double bedrooms (one of which has double doors to the rear gardens and stairs up to the attic level), a further bedroom, a modern bathroom and a separate WC. To the first floor of the property lies two loft rooms with eaves storage- ideal as occasional bedrooms. Externally, the property benefits from off-street parking and low-maintenance patio/gravel gardens to both the front and rear.



Situated on Betton Rise, the property occupies a desirable location within the sought after village of East Ayton. The property provides a wealth of amenities at hand which includes a popular junior school, a post office, local shops, eateries, a Petrol Station and 'Betton Farm'. Easy commuting to Scarborough Town Centre, Pickering and surrounding areas is provided by a regular bus route which is in proximity.

Internal viewing does come highly recommended in order to fully appreciate the space, setting, finish and surroundings that this property has on offer. If you would like to arrange a viewing, please contact CPH today on 01723352235 or visit www.cphproperty.co.uk.



ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule

Hallway

Living Room
16'8" x 12'9"

Kitchen/Diner
11'9" x 10'5"

Rear Porch/Utility
7'10" x 6'2"

Utility Room
8'6" x 6'6"

Bedroom One
11'9" x 11'5"

Bedroom Two/Dining Room
11'5" max x 11'5"

Bedroom Three
9'10" x 8'6"

Bathroom
6'2" x 5'2"

Separate WC
6'2" x 2'11"

FIRST FLOOR

Loft/Hobbies/Occasional Bedroom 1
19'0" x 8'10"

Loft/Hobbies/Occasional Bedroom 2
11'9" x 8'10"

Eaves Storage

Details Prepared
TLPF/070922



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

CPH

