



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



- 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:

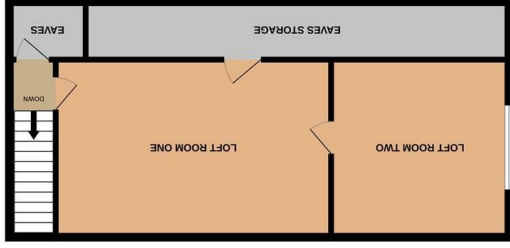
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the figures 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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