



22 Sheepfold Way, West Ayton, Scarborough, YO13 9GX
Offers Over £325,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SPACIOUS FOUR BEDROOM DETACHED HOME
- IN EXCELLENT DECORATIVE ORDER
- BUILT APPROX 5 YEARS AGO WITH 5 YEARS NHBC REMAINING
- DOWNSTAIRS WC AND EN-SUITE TO THE MASTER
- ENCLOSED LAWNED GARDEN
- OFF-STREET PARKING SPACE AND GARAGE

Built CIRCA 2018 is this STUNNING, FOUR BEDROOM DETACHED HOME which is set within the highly sought after village of WEST AYTON with OPEN ASPECT VIEWS over the Wolds. The property would make an EXCELLENT FAMILY HOME and is complete with a DOWNSTAIRS WC, EN-SUITE to the MASTER, WEST FACING LAWNED GARDENS, OFF-STREET PARKING and a GARAGE/UTILITY.

The internal living arrangements comprises on the ground floor; entrance hallway with an understairs WC, a light and airy lounge with windows to dual aspects and double patio doors out to the gardens, a kitchen/diner fitted with a range of integrated appliances (fridge/freezer, dishwasher, oven, hob) and a box bay window to the side aspect. Also to the ground floor lies a spacious garage which benefits from a utility area. On the first floor of the property you are greeted with a landing which has built-in storage and doors to the master bedroom (with an en-suite shower room), two double bedrooms, a further bedroom which is currently utilised as an office and a house bathroom. External to the property lies a West facing garden laid mainly to lawn with a paved seating area and walled boundaries.

We have been advised that approximately 5 years of NHBC warranty remains, giving prospective purchasers piece of mind. The property does have the additional benefit of double glazing, gas central heating and mains services.

The property occupies a pleasant location within the sought after village of West Ayton. Local amenities include public house/eatery and a doctor's surgery. Further amenities can be found in the neighbouring village of East Ayton including eateries, a petrol station/convenience store and local sports fields. The property provides great transport links to Scarborough (approximately 6 miles) and Pickering via the A170 (approximately 13 miles).

Early viewing does come highly advised as properties of this nature and location seldom stay on the market long! Call CPH today to arrange a viewing.





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway and Downstairs WC
16'4" x 6'6" max

Lounge
16'4" x 11'9"

Kitchen/Diner
16'4" x 12'1" max into bay

Garage/Utility Room
20'0" x 10'2"

FIRST FLOOR

Landing
12'5" max x 12'5" max

Master Bedroom
16'4" max x 11'9" max

En-suite to the Master Bedroom
7'6" x 4'11"

Bedroom Two
12'1" x 9'10"

Bedroom Three
12'1" max x 9'2" max

Bedroom Four
9'10" x 7'2"

Bathroom
6'10" x 6'6"

Maintenance Charges

We have been advised by the vendor that there is an agreement in place of £20 per calendar month towards the upkeep of the communal grounds.

Details Prepared
TLABPF/170123

OTHER:



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 in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars furnished on the express understanding that neither the Agents nor the Vendor are to be or become under any liability or claim whatsoever and accordingly neither accuracy nor the continued availability of the property is in any way guaranteed and they are furnished with a view to enable the Vendor to be relieved of his liability in respect of any statement made.

particulars contained in C132

