



1 Conyers Ings, West Ayton, Scarborough, YO13 9LG  
Asking Price £390,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- IMPOSING FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS INTERNAL LIVING ACCOMMODATION
- TWO RECEPTION ROOMS, DOWNSTAIRS WC, EN-SUITE TO MASTER
- GENEROUS PARKING, DOUBLE GARAGE, STUNNING LAWNED GARDENS
- WITHIN THE POPULAR VILLAGE OF WEST AYTON

Within the idyllic village of WEST AYTON is this IMPRESSIVE FOUR BEDROOM HOME. Offering GENEROUS LIVING ACCOMMODATION, the property benefits from TWO RECEPTION ROOMS, an EN-SUITE TO THE MASTER, DOWNSTAIRS WC, OFF-STREET PARKING, a DOUBLE GARAGE and STUNNING LAWNED GARDENS.

Early internal viewings are a must as properties of this nature and location seldom stay on the market long. The accommodation comprises internally on the ground floor; entrance hall with stairs to the first floor and under stairs storage, a downstairs WC, a spacious bay fronted lounge/diner with a gas fire, a separate dining room and a modern kitchen with a range of integrated appliances (eye-level oven, dishwasher, hob, extractor, fridge/freezer, washing machine and a wine chiller). To the first floor of the property lies a landing with built-in storage, a master bedroom with fitted wardrobes and an en-suite three-piece shower room, a double bedroom, two further bedrooms and a house bathroom complete with a three-piece suite. Externally, to the front of the property lies a paved driveway providing off-street parking for numerous vehicles and access to a double garage. To the rear of the property lies a well-maintained, generous lawned garden which is complete with an outdoor conservatory/garden office off the garage, a patio seating area, mature shrubbery and a wooden gazebo with seating. 'In our opinion' the property is offered to the market in great order throughout with both double glazing and gas central heating via a combi boiler.

Occupying a secluded position within the highly desirable village of West Ayton, the village provides amenities such as a 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).



ACCOMMODATION:

GROUND FLOOR

Entrance Hall  
15'8" max x 6'2" max

Living Room  
21'3" into bay x 13'0" max

Dining Room  
11'6" x 11'5"

Downstairs WC  
6'2" max x 5'2" max

Kitchen  
17'6" max x 9'3"

FIRST FLOOR

Landing  
15'5" max x 6'3" max

Master Bedroom  
11'5" max x 10'8" max

En-suite to the Master  
6'8" x 5'6" max

Bedroom Two  
11'8" x 11'4"

Bedroom Three  
13'3" x 7'5"

Bedroom Four  
9'6" max x 6'9"

Bathroom  
6'7" x 5'6"

Details Prepared  
TLAB/260122



**Interested? Get in touch:**

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