



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

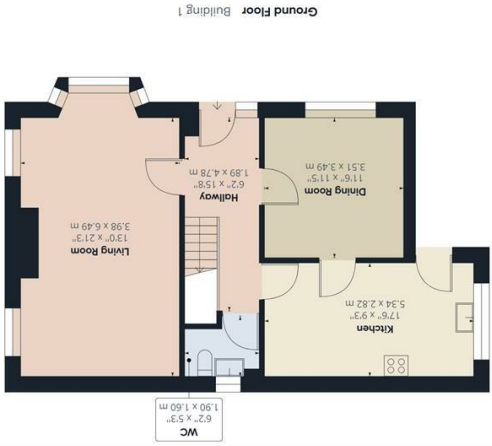


Interested? Get in touch:

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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



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

GIRAFFE360

Approximate total area^(m)
1358.24 ft²
126.19 m²

