



# 19 Hewley Drive

West Ayton, Scarborough, YO13 9JL

Guide Price £305,000



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We are delighted to bring to the market this 3 bedroom Dormer bungalow on Hewley Drive in the heart of the ever popular village of West Ayton, offering versatile accommodation in a sought after residential setting.

When briefly described the property comprises two ground floor bedrooms, a double in the dormer plus an useful attic room all of which provide flexible living space or extra storage/workspace. There is also a spacious lounge/diner, modern kitchen and conservatory plus bathroom with separate WC to the ground floor.

In our opinion the property has been well maintained but could benefit from a scheme of modernisation which would give buyers the opportunity to create a contemporary home to suit their own needs and style. Further more the property is offered to the market with no onward chain.

Set in the charming village of West Ayton, with local amenities and easy access to the North Yorkshire countryside as well as Scarborough, this home combines a peaceful setting with convenience and potential. Early viewing is highly recommended to appreciate all that this property has to offer. Call our friendly sales team on 01723 350077

## Hallway

## Lounge

20'0" x 12'3" (6.12 x 3.74)

## Kitchen

10'3" x 9'10" (3.13 x 3.02)

## Conservatory

12'1" x 8'2" (3.7 x 2.5)

## Bedroom 1

12'11" x 12'3" (3.94 x 3.74)

## Bedroom 2

9'10" x 9'10" (3.02 x 3.02)

## Bedroom 3

14'3" x 9'6" (4.35 x 2.91)

## Bathroom

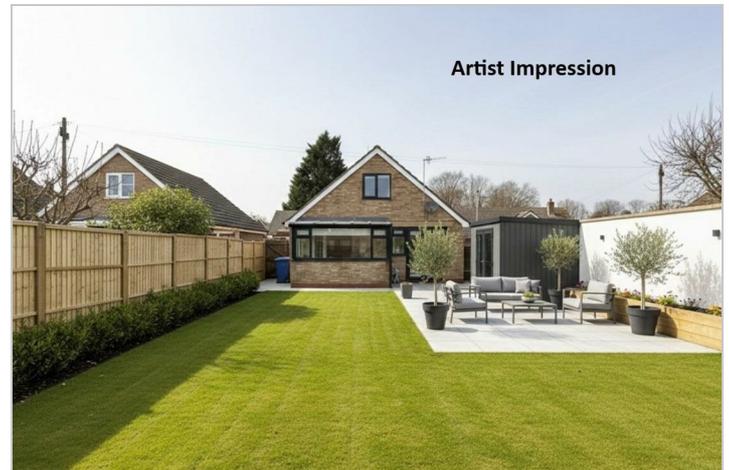
5'10" x 3'9" (1.79 x 1.16)

## WC

## Outside

To the front of the property is a private driveway leading to garage and a lawned garden.

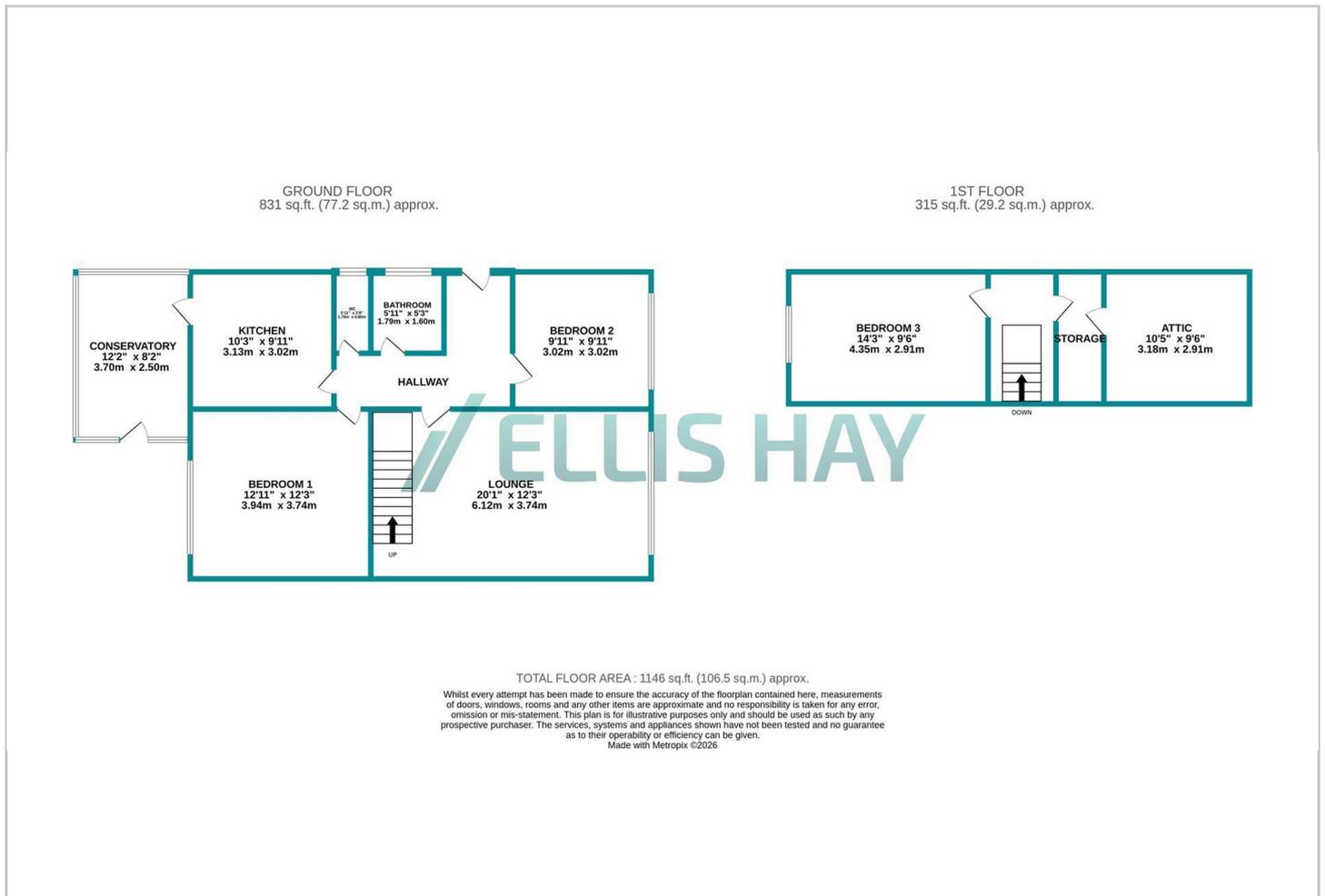
To the rear of the property is a large lawned garden with mature borders, shrubs, trees and ornamental pond.



## Hybrid Map



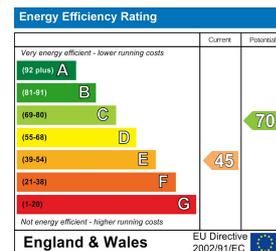
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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