



Ayton Road, Irton, Scarborough, YO12 4RQ

- Semi-Detached Family Home
- Generous Driveway Providing Ample Off-Road Parking
- Private, Non-Overlooked Rear Garden
- Three Bedrooms
- Large Front And Rear Lawned Gardens
- Excellent Potential For Modernisation And Improvement

£295,000



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DESCRIPTION

Hunters are pleased to bring to the market this substantial semi-detached property, pleasantly positioned in the popular village of Irton, offering generous accommodation and sitting on an impressive plot. While the property would benefit from a significant programme of modernisation and redecoration throughout, it provides an excellent opportunity for a buyer looking to create a home to their own taste.

One of the standout features is the property's attractive frontage. A generous driveway provides ample off-road parking, while the large front lawn creates an impressive approach to the house and gives the property a real sense of space.

Internally, the ground floor offers two separate living rooms, providing plenty of flexibility for family life, alongside a kitchen, hallway and sunroom overlooking the rear garden. The property also benefits from an integral garage, offering useful parking or storage space.

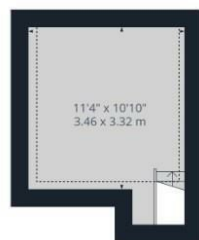
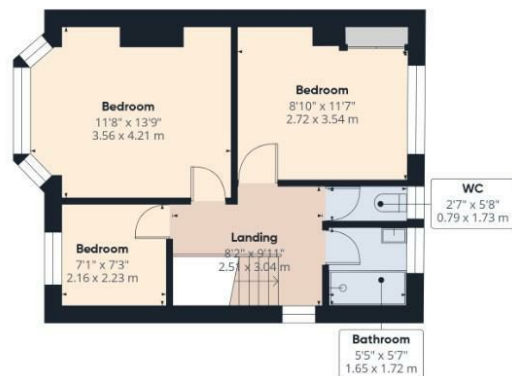
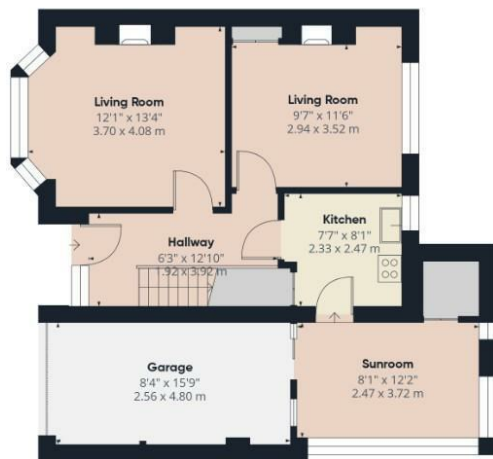
To the first floor are three bedrooms, a bathroom and separate WC. The property also benefits from a loft space, providing useful additional space with plenty of potential to suit a buyer's individual requirements.

Externally, the rear garden is another major selling point. The substantial lawn provides plenty of outdoor space and enjoys a particularly private, non-overlooked position, making it ideal for families, entertaining or anyone looking for a generous garden.

Although updating is required, the size of the accommodation, excellent plot, extensive driveway and impressive gardens give this property plenty of potential to become a fantastic long-term family home in Irton.







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Approximate total area⁽¹⁾

1215 ft²

113 m²

Reduced headroom

25 ft²

2.3 m²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact scarborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



33 Huntriss Row, Scarborough, YO11 2ED
Tel: 01723 336760 Email: scarborough@hunters.com <https://www.hunters.com>

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