

HUNTERS[®]

HERE TO GET *you* THERE

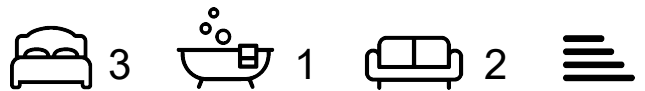


Racecourse Road

East Ayton, Scarborough, YO13 9HP

Offers In Excess Of £200,000

** SOLD BEFORE GOING ON THE MARKET **



Entrance Hall 3'3" x 11'0" (0.98 x 3.36)
UPVC front door, stairs to the first floor landing, under stairs cupboard and power points.

Lounge/diner 11'6" x 24'1" (3.5 x 7.34)
UPVC double glazed windows to front and rear aspects, feature fireplace, two radiators, TV point and power points.

Kitchen/diner 8'5" x 21'8" (2.57 x 6.6)
UPVC double glazed windows to the side and rear aspects, UPVC double glazed door to side aspect, laminated laid wood style flooring, tiled splash back, range of wall and base units with roll top work surfaces, sink and drainer unit, plumbed for washing machine, space for fridge/freezer, electric oven, gas hob, under stairs cupboard housing boiler, two radiators, extractor hood and power points.

Landing 2'7" x 2'9" (0.79 x 0.83)
UPVC double glazed window to side aspect, loft access and power points.

Bedroom 1 10'11" x 12'10" (3.34 x 3.92)
UPVC double glazed bay window to front aspect, fitted wardrobes, radiator and power points.

Bedroom 2 10'3" x 11'1" (3.13 x 3.37)
UPVC double glazed window to rear aspect, fitted wardrobes and power points.

Bedroom 3 6'8" x 7'7" (2.02 x 2.32)
UPVC double glazed window to front aspect, fitted wardrobes, radiator and power points.

Bathroom 4'10" x 7'2" (1.47 x 2.19)
UPVC double glazed opaque window to side aspect, fully tiled walls, radiator, airing cupboard housing radiator, two piece bathroom suite comprising: panel enclosed bath with mixer taps and shower attachment and wash hand basin with pedestal.

WC 0'0" x 0'0" (0 x 0)
UPVC double glazed window to side aspect and low flush WC

Garage 0'0" x 0'0" (0 x 0)
Up and over door.

Parking 0'0" x 0'0" (0 x 0)
Off road parking for 4/5 vehicles.

Rear Garden 0'0" x 0'0" (0 x 0)
Mainly laid to lawn with plant and shrub borders, greenhouse, cabin, patio area, outside tap and side entrance.

Front garden
Mainly laid to lawn large front garden.

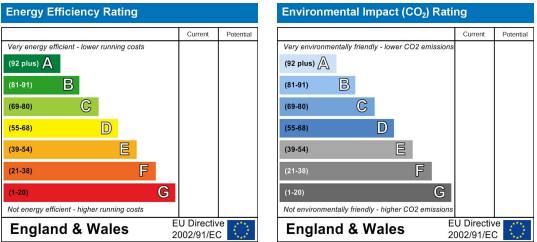
Area Map



Floor Plans



Energy Efficiency Graph



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.