



12 Hewley Drive

West Ayton, Scarborough, YO13 9JL

Price Guide £300,000



A two bedroom detached bungalow with a good sized level garden and a single garage in the popular, quiet residential village of West Ayton. The village offers a good amount of local facilities including a primary school, post office, pubs, a shop, library, fish and chip shop and sports field. The village is also on a bus route. Not far away are the popular countryside areas of Forge Valley & Hackness. The village is conveniently located for commuting to Scarborough, Malton and York.



Hallway

The bungalow is entered via a UPVC double glazed door into the main hallway . There is space to hang coats a radiator and doors leading into the study, lounge, bedroom 2, shower room and the kitchen.

Lounge 17'9" x 12'0" (5.41m x 3.66m)

Located at the front of the house this good sized lounge has a large curved bay window overlooking the front garden. There is an electric fire in a stone surround, radiator and carpet .

Bedroom 2 14'0" x 12'0" (4.27m x 3.66m)

A double ground floor bedroom with a large window overlooking the rear garden, built in cupboards , radiator and carpet.

Kitchen 9'9" x 9'9" (2.97m x 2.97m)

With a range of wall and base units the kitchen is partially tiled with composite worksurfaces and a one and a half resin sink and drainer. The tile effect floor is vinyl laminate , there is a radiator, a gas hob, electric oven and space for a fridge freezer and washing machine . There is a UPVC door leading into the conservatory the kitchen window looks into it.

Conservatory 15'2" x 11'5" (4.62m x 3.48m)

The large conservatory is at the rear of the property and overlooks the garden. The floor is vinyl laminate tile effect and there are also electric sockets. There are three UPVC doors in the conservatory - one to the garden , one to the side of the house towards the garage and one leading into the kitchen.

Shower Room

3 piece bathroom suite with walk in shower. 2 frosted UPVC windows overlooking the side of the property.

Study 9'9" x 9'8" (2.97m x 2.95m)

The study is at the front of the house in what was originally the second bedroom but has now been converted into an office/study space with stairs leading up to the master suite on the first floor.

Dressing Room 10'6" x 9'9" (3.20m x 2.97m)

The dressing room is at the top of the staircase with a velux window and under eaves storage. There is a door leading from the dressing room into the master bedroom.

Master Bedroom 14'9" x 10'6" (4.50m x 3.20m)

Situated inbetween the dressing room and the en-suite shower room the bedroom also has a velux window and under eaves storage.

En-Suite 10'6" x 7'9" (3.20m x 2.36m)

Located off the master bedroom there is a shower room with a shower cubicle, wash basin with a vanity unit , W.C. radiator , vinyl flooring and a cupboard housing the combi boiler.

Garage

Single standard garage with electric and up and over door. Located to the side of the property.

Outside

To the front of the property there is parking for two cars, on the driveway and also a small easily maintained lawn area . To the rear there is a good sized level garden area with decked seating areas, gravelled areas and a small amount of lawn. There is also a cabin/summerhouse which is ideal for the sunny days as a garden retreat.

What Three Words Location

trump.hears.series

Area Map

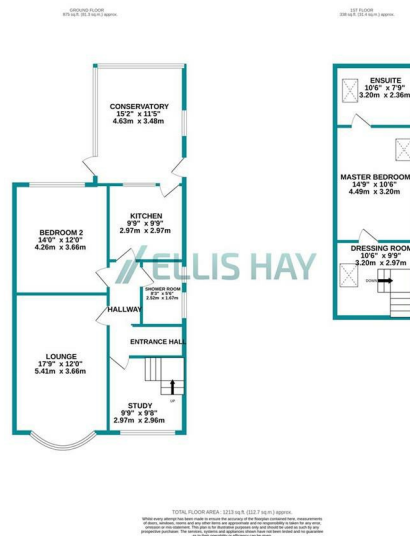


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: D

Tenure: Freehold



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property