ANDREW COWEN

14 Castlegate, East Ayton, Scarborough, YO13 9EJ

Guide Price £525,000

- *Detached home set on a generous plot*
- *Extensive, mature garden*
- *UPVC double glazing*
- *Four/five flexible bedrooms*
- *Large driveway with ample off-street parking*
- *Potential for modernisation*
- *South-east facing rear garden*
- *Well-equipped kitchen*

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A well-proportioned detached residence set within a generous and private plot, offering bright and versatile accommodation alongside mature, established gardens.

The property is well maintained and provides comfortable living, with a flexible layout suited to a range of buyers. The gardens offer a high degree of privacy and a peaceful setting, with ample space for outdoor use.

5 3 2

Council Tax Band: F

Constructed in the 1970s, this individual detached home offers spacious and versatile accommodation arranged in an “upside down” layout, designed to make the most of its outlook and natural light.

The property provides four/five bedrooms, with flexible living space to suit a range of needs. To the ground floor, there are two bathrooms, one fitted with a bath and the other with a shower, adding to the practicality for family living. A conservatory extends from the main accommodation, creating an additional reception space overlooking the garden, with a useful adjoining room incorporating a sink and separate external access. The garage is positioned adjacent to this area.

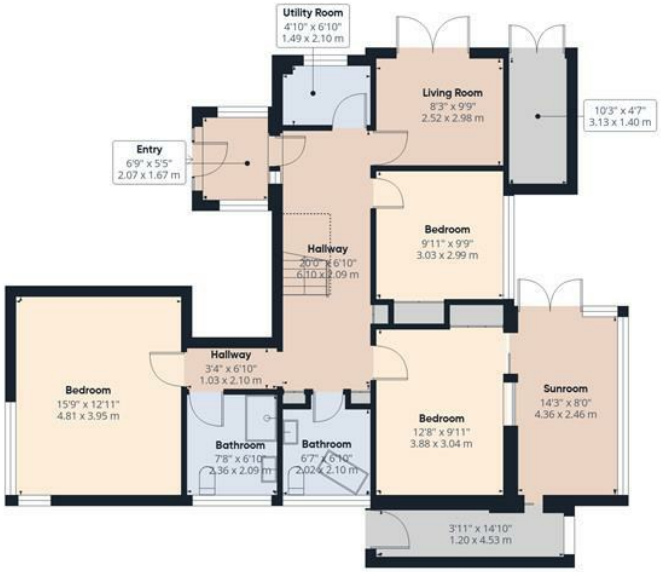
To the upper floor, the layout continues to offer adaptable living, including a further WC. The home is predominantly UPVC double glazed, with the exception of one landing window.

The kitchen is fitted with a range of integrated appliances including an electric hob, double oven, dishwasher and fridge, providing a functional and well-equipped space.

Externally, the property benefits from a south-east facing rear garden, ideal for enjoying sunlight throughout the day. To the front, there is a generous driveway providing ample off-street parking, with the boundary extending from the point of the flower beds as indicated.

Additional features include a brick-built outbuilding housing the boiler and electric meter, conveniently located near the front entrance.

Overall, a well-proportioned and highly flexible home with excellent potential, set within a generous plot and offering a range of practical features suited to modern living.



Floor 0

Floor 1

E
S
N
W

ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

1922 ft²

178.6 m²

Reduced headroom

20 ft²

1.9 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

sugar
tea
coffee
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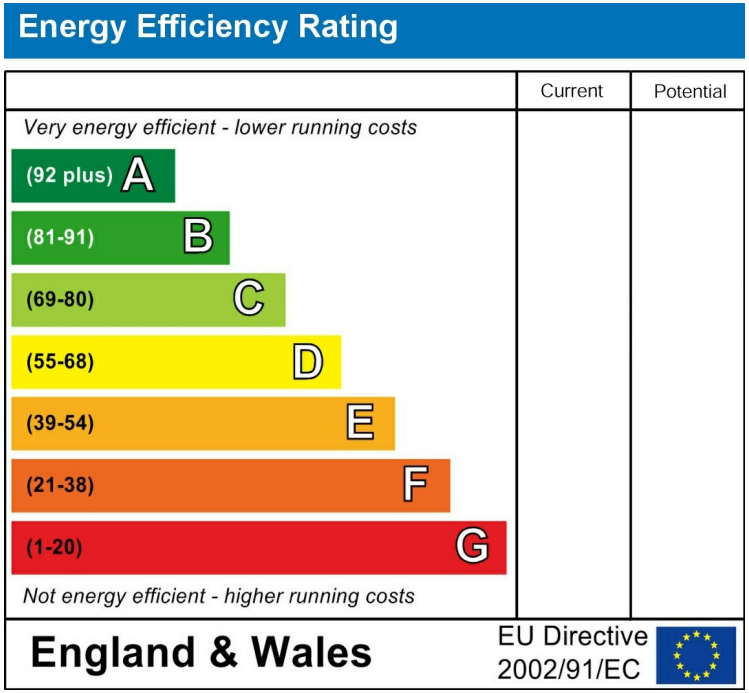

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01723 377707

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Book a no obligation valuation today!

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