

Farrier Way, Scarborough, YO13 9BU

Located within a modern development in the popular village of East Ayton, this beautifully presented four bedroom detached home built in 2021, offers stylish and well proportioned accommodation ideal for modern family living.

This attractive and modern home is ready to move into and well suited to growing families, making it an excellent opportunity within a sought after village location.

Guide Price £340,000



PROPERTY DESCRIPTION

The property opens into a welcoming entrance hallway with a striking glass balustrade staircase, creating a bright and modern first impression. From here, doors lead to a spacious living room featuring a large bay window which allows natural light to flood the space, while a feature media wall and contemporary multi fuel burner create a warm and inviting atmosphere. To the rear of the property is a generous open-plan kitchen and dining area, fitted with a range of modern wall and base units and ample worktop space. The dining area provides an excellent space for entertaining and benefits from French doors opening onto the rear garden. A convenient ground floor WC is also located off the hallway.

Upstairs, the property offers four well proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom fitted with a three-piece suite.

Externally, the property features a driveway providing off-street parking leading to the integral garage. To the rear is a enclosed garden, mainly laid to lawn with a patio seating area, ideal for outdoor dining and relaxation. The garden is further enhanced by modern feature fence lighting, creating an attractive atmosphere in the evening and allowing the space to be enjoyed both day and night.

Situated within a popular new build development in East Ayton, the property offers easy access to local amenities, schools, countryside walks and is only a short drive from Scarborough and the coast.

LIVING ROOM

4.29 x 3.75 (14'0" x 12'3")

KITCHEN DINER

3.04 x 5.79 (9'11" x 18'11")

WC

1.07 x 1.82 (3'6" x 5'11")

BEDROOM

3.90 x 3.26 (12'9" x 10'8")

EN SUITE

1.36 x 2.37 (4'5" x 7'9")

BEDROOM

3.73 x 3.12 (12'2" x 10'2")

BEDROOM

3.52 x 3.48 (11'6" x 11'5")

BEDROOM

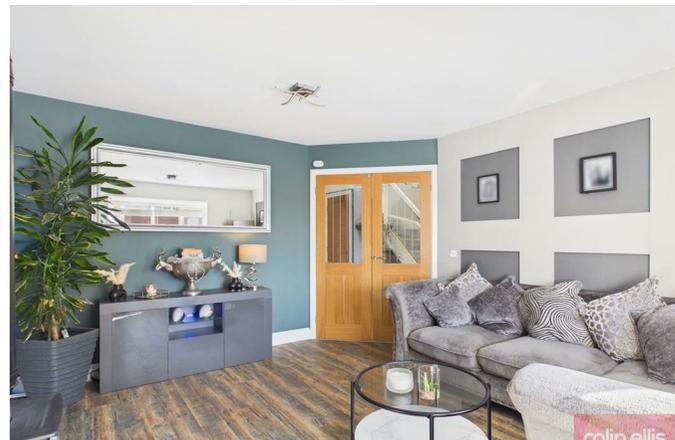
3.04 x 3.10 (9'11" x 10'2")

BATHROOM

1.89 x 2.14 (6'2" x 7'0")

GARAGE

6.78 x 3.13 (22'2" x 10'3")







Approximate total area⁽¹⁾
 1416 ft²
 131.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Farrier Way - 18743064
Council Tax Band - E
Tenure - Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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	



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