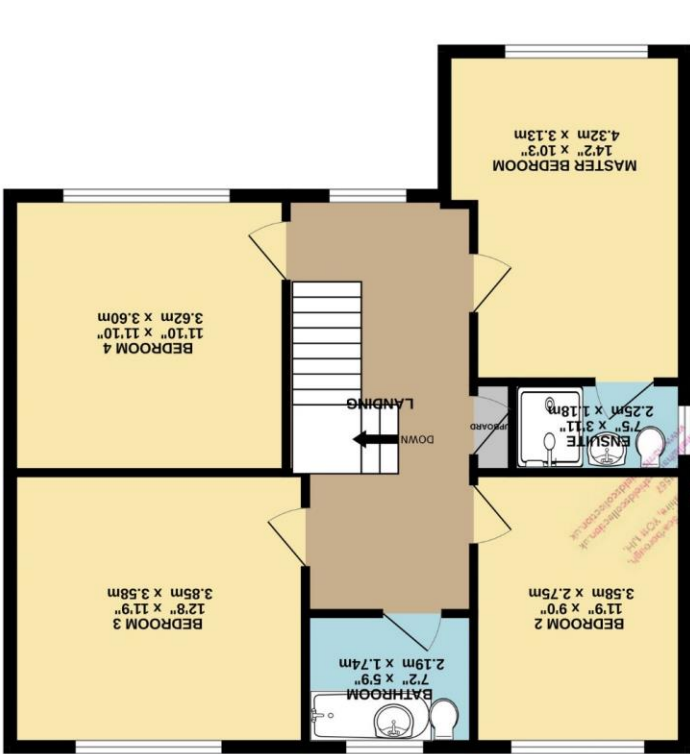
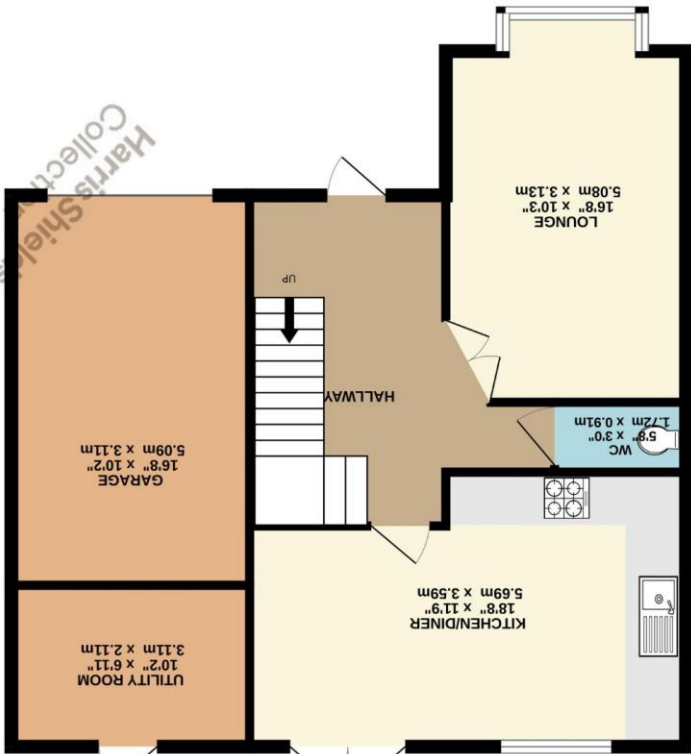


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.



31 Farrier Way, East Ayton, Scarborough, North
Yorkshire, YO13 9BU

Harris Shields
Collection

A modern four bedroom detached residence.

- ✓ Four Bedroom Detached Residence
- ✓ Stunning Home
- ✓ Two Bathrooms
- ✓ Only Three Years Old
- ✓ EPC Rating B
- ✓ Council Tax Band E
- ✓ Garage & Driveway

Asking Price £337,000

Harris Shields Collection

Harris Shields Collection, 25 Northway, Scarborough North Yorkshire, YO11 1JH

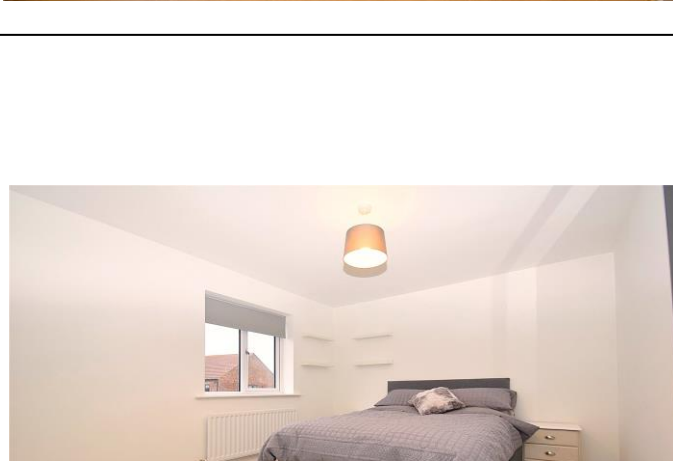
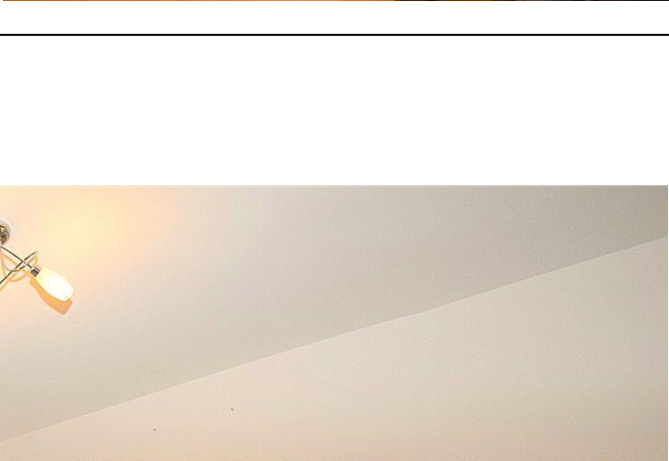
01723 341557
mail@harris-shieldscollection.uk
<https://harris-shieldscollection.uk/>

Description

This beautifully presented four-bedroom executive detached residence is set within the highly desirable village of East Ayton, just a short 10-minute drive from the coast and amenities of Scarborough. Tucked away in a peaceful residential cul-de-sac, the property offers a superb blend of modern style, generous proportions, and practical family living. Upon entering, a welcoming hallway provides access to a spacious bay-fronted lounge, a convenient downstairs WC, and the heart of the home – a large open-plan kitchen/dining room, ideal for entertaining and family meals. The kitchen features modern units, integrated appliances, and double doors opening out to the rear garden. Off the kitchen is a separate utility room, adding further convenience. Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The master bedroom benefits from a stylish ensuite shower room, while the remaining bedrooms are served by a contemporary family bathroom with a three-piece suite. Externally, the property enjoys a lawned front garden, driveway parking, and a single garage. To the rear is a generous enclosed garden, mainly laid to lawn, with a block-paved patio area perfect for outdoor dining and relaxing.

Additional Information

Council tax band



Opening doors
for over 60 years

Harris Shields
Collection