



**£254,800 OFFERS OVER**

56 SHELTON AVENUE, EAST AYTON, SCARBOROUGH, YO13 9HB

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Gardens And Garage

A FAMILY FOUR BEDROOM HOME IN THE POPULAR VILLAGE OF EAST AYTON. SITUATED ON A CORNER PLOT WITH GARDENS TO THREE SIDES, OFF STREET PARKING AND GARAGE. LOVED BY THE CURRENT OWNER FOR MANY YEARS, NOW READY FOR NEW OWNERS TO PUT THEIR MARK ON AND START ENJOYING.



**TIPPLE UNDERWOOD ESTATE AGENTS**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





## Property Description

The property when briefly described comprises entrance hall, dual aspect lounge, dining room, kitchen rear hall and w/c to the ground floor. On the first floor are four well-appointed bedrooms and family bathroom. Gardens to three sides, garage and driveway.



## GROUND FLOOR

ENTRANCE HALL

LOUNGE  
21' 5" x 11' (6.53m x 3.35m)

DINING ROOM  
11' 10" x 9' 5" (3.61m x 2.87m)

KITCHEN  
9' 7" x 9' 5" (2.92m x 2.87m)

REAR HALL

CLOAKROOM

## FIRST FLOOR

LANDING

BEDROOM  
12' 5" x 11' (3.78m x 3.35m)

BEDROOM  
12' 5" x 9' 5" (3.78m x 2.87m)

BEDROOM  
9' x 8' 6" (2.74m x 2.59m)

BEDROOM  
9' x 7' 6" (2.74m x 2.29m)

BATHROOM

## OUTSIDE

GARAGE

GARDENS