



49 Hall Garth Lane | West Ayton, Scarborough

No.49 is two bedroom semi-detached character cottage with the benefit of substantial gardens and grounds which extend in all 0.50 acres, or thereabouts. Whilst the property would now benefit from a programme of modernisation and improvement, the cottage offers significant scope to create a delightful family home, in this popular residential area on the south eastern edge of the North York Moors National Park.

- A charming stone-built semi-detached cottage
- Master bedroom plus two single bedrooms
- Scope for extension and improvement, subject to the necessary permissions
- Kitchen, sitting room with open fire, bathroom
- Off-street parking and extensive gardens
- Easy access to local amenities and situated 5 miles east of Scarborough



Offers In Excess Of £200,000

BoultonCooper

BC
Est. 1801

49 Hall Garth Lane | West Ayton, Scarborough



ACCOMMODATION ON THE GROUND FLOOR

SITTING ROOM

11' x 16'5" (3.35m x 5.00m)

With timber entrance door, front aspect timber framed single glazed sliding sash window, open fireplace with tiled surround and mantle piece, and door to:

KITCHEN

7'10" x 13'4" (2.39m x 4.06m)

Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with chrome taps over, 'Vaillant' gas-fired boiler, plumbing for a washing machine. Rear aspect timber framed single glazed window, staircase to the first floor. Under stairs storage cupboard, and door to:

REAR LOBBY

3'7" x 6'4" (1.09m x 1.93m)

With side aspect timber framed single glazed window, and door to the rear.

BATHROOM

6'4" x 5'5" (1.93m x 1.65m)

A three-piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, and low flush wc. Opaque side aspect timber framed double glazed window, tiled walls, extractor fan, and wall mounted 'Dimplex' electric heater.

TO THE FIRST FLOOR

LANDING

BEDROOM 1

12'10" x 9'10" (3.91m x 3.00m)

Front aspect timber framed single glazed window, and double radiator.

BEDROOM 2

11'2" x 6'3" (3.40m x 1.91m)

Side aspect timber framed single glazed window, and single radiator.



BEDROOM 3

9'11 x 5'11 (3.02m x 1.80m)

Rear aspect timber framed single glazed window, and double radiator.

OUTSIDE

The property is complemented by a grass driveway to the side, enclosed walled garden to the front and side, and to the rear, substantial lawned gardens with apple trees lead down to the River Derwent. The grounds extend in total to 0.50 acres or thereabouts and offer significant scope for development, subject to the necessary permissions.

SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage supplies. Gas-fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01751 472724.

DIRECTIONS

From our Pickering office, proceed eastbound on the A170 towards Scarborough for approximately 12.5 miles. Upon entering West Ayton, turn right on to Garth end Road then take the first left turn on to Hall Garth Road. No.49 can be found on your right hand side, clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO13 9JA.

COUNCIL TAX BAND

We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with Scarborough Borough Council 01723 232323.

ENERGY PERFORMANCE RATING

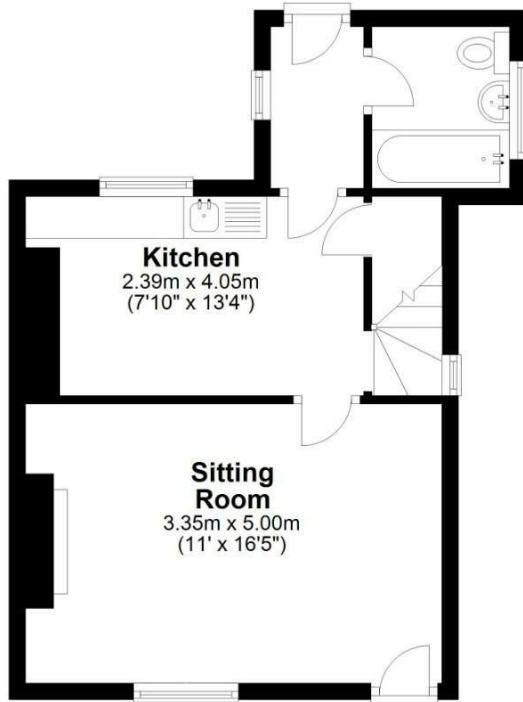
Assess in Band E. The full EPC can be viewed at our Pickering office.



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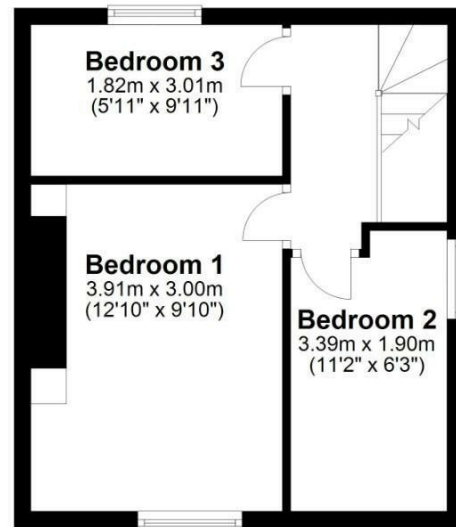
Ground Floor

Approx. 35.0 sq. metres (376.3 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.3 sq. feet)



Total area: approx. 64.2 sq. metres (690.7 sq. feet)

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VIEWING

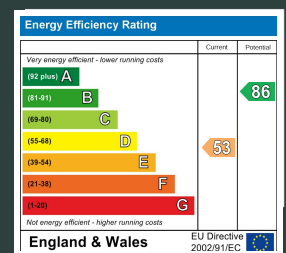
Strictly by appointment with the Agents.

COUNCIL TAX BAND

B

ENERGY PERFORMANCE RATING

E



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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