



5 The Mount, Mill Lane | West Ayton, YO13 9JS.

An attractive bay fronted end terrace home offering spacious accommodation and occupying a good sized plot. Situated in this sought after location comprising; Entrance porch, sitting room with bay window and feature fireplace, dining room, good sized dining kitchen, utility area and cloakroom housing w.c., galleried landing, four bedrooms and family bathroom.

To the outside there are gardens to the front, side and rear, vehicle access to the extreme rear providing off road parking for three cars.

The property offers well presented accommodation throughout and situated in this sought after location close to the castle, country walks are located via pathways to Forge valley and the Mill Pond is a short stroll away. Internal viewing is highly recommended.



Guide Price £349,950

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Entrance Door

Leads to:

Entrance Porch

With stained glass top door leading to:

Reception Hallway

With laminate flooring, stairs to first floor landing, central heating radiator and understairs storage cupboard.

Sitting Room

15'10" x 13'7" (4.83m x 4.14m)

With feature fireplace having wooden surround, tiled back and hearth, open dog crate, picture rail, central heating radiator, double glazed bay window to the front elevation.

Dining Room

12' x 11'7" (3.66m x 3.53m)

With feature fireplace having wooden surround and brick inset, tiled hearth, central heating radiator, picture rail, double glazed window to the rear elevation.

Dining Kitchen

21'11" x 9'5" (6.68m x 2.87m)

With Belfast sink, rolled edge work surfaces, extensive range of wall and base units incorporating drawer compartments with tiled splash backs and display cabinets, range oven with 8 ring hob and ovens below, plumbing for automatic washing machine, central heating radiator, double glazed windows, door to:

Side Porch

Double glazed window, door to outside, door to cloakroom, space for appliances.

Air raid shelter

With shelving

Cloakroom

Comprising wash hand with tiled splash backs, low flush w.c., heated towel rail, double glazed window.

Galleried Landing

With stairs from reception hallway. The staircase splits to left and right.





Bedroom One

12'1" x 11'5" (3.68m x 3.48m)

With built in cupboard housing shelving, central heating radiator, double glazed window to the front elevation.

Bedroom Two

12'1" x 11'8" (3.68m x 3.56m)

With built in cupboard, central heating radiator double glazed window to the rear elevation.

Bedroom Three

9'3" x 6'8" (2.82m x 2.03m)

Double glazed window to the rear elevation, central heating radiator.

Bedroom Four

8'7" x 6'4" (2.62m x 1.93m)

Double glazed window to the front elevation with central heating radiator.

Bathroom

8' x 6'1" (2.44m x 1.85m)

Fitted bathroom comprising bath with claw feet, shower unit over the bath, pedestal wash hand basin, low flush w.c. partial wall tiling, central heating radiator, laminate flooring, double glazed window.

Outside

Front garden is laid to lawn with steps leading to the front door and shrubbery bed, side and rear lawn is mainly laid to lawn with trees and pathway. Shared driveway to the extreme rear leads to parking area capable of parking 3 cars.

Services

Mains electricity, gas, water and drainage are connected.



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Total area: approx. 125.6 sq. metres (1352.4 sq. feet)
5 The Mount, West Ayton

VIEWING

Strictly By Appointment with the agents.

COUNCIL TAX BAND

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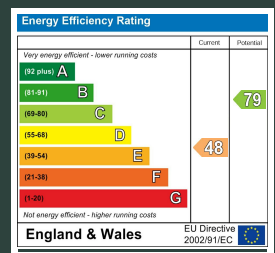
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