

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



## 49 CAYLEY LANE, BROMPTON-BY-SAWDON, YO13 9DL

**A detached, two storey property providing contemporary living accommodation with garage, plenty of parking and sufficient garden front & rear**

**Smart Entrance Hall**

**Sitting/Dining/Living Room**

**Kitchen**

**Cloakroom**

**2nd Sitting Room/Bedroom 4**

**3 Double Bedrooms**

**En Suite Shower Room**

**Family Bathroom**

**Garage + Storage**

**Gas Central Heating**

**uPVC Double Glazing**

**EPC Rating C**

**GUIDE PRICE £460,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Built in the 1970's, 49 Cayley Lane started life as a modest two bedroom detached bungalow but in recent years has transformed into a substantial 3 / 4 bedroom, two storey house with a fresh, contemporary feel throughout and occupying a prime position within this popular village.

The transformation took place in 2022 when the property was re-wired, re-roofed, had a new kitchen, bathrooms, a new central heating system and a new garage extension plus a substantial extension to the rear. The principal ground floor living area is of an open plan, easy flowing design with a sociable sitting room/dining/kitchen space having a north/south aspect. To escape the hub of the house, a second sitting room overlooking the front garden creates a peaceful room to retreat to and this could easily double up as a 4th bedroom if required. The master bedroom is on the ground floor and comes with a stylish en suite shower room. Both of the first floor bedrooms are light and airy, will easily accommodate a king size bed and are served by a well appointed bathroom including shower.

The property is approached off Cayley Lane onto a gravel and concrete drive providing heaps of parking space for several vehicles/motorhome and in addition there is an adjoining garage with electricity connected plus a connecting door to the kitchen. What was the old garage has been made into a useful outdoor room/workshop with light and power connected.

The current owners have dug over the front garden to create a large vegetable plot and the rear garden is laid to lawn with gravelled area on which to arrange garden furniture.

## General Information

Services: Mains water, gas and electricity are connected. Connection to mains drains. Gas fired central heating.

Council Tax: We are informed by North Yorkshire Council that this property falls in band C.

Tenure: We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, Market Place, 26 Market Place, Kirkbymoorside, YO62 6DA.

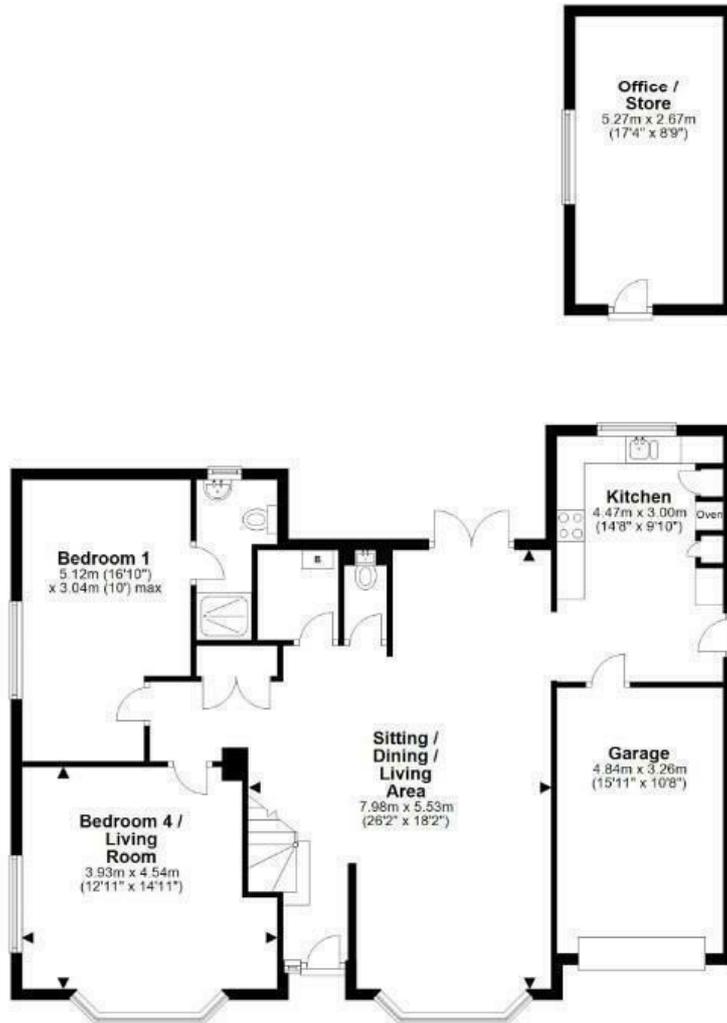
Brompton-by-Sawdon is situated along the A170, approximately 8 miles west of Scarborough at the foot of the North York Moors National Park and close to Wykeham Forest. The village has an award-winning family butcher selling the basic everyday provisions and the nearby market towns of Malton and Pickering offer good shopping facilities.



# Accommodation

## Ground Floor

Approx. 125.0 sq. metres (1345.4 sq. feet)



## First Floor

Approx. 66.9 sq. metres (720.4 sq. feet)



Total area: approx. 191.9 sq. metres (2065.7 sq. feet)  
**49 Cayley Lane, Brompton-By-Sawdon**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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