



Manor Croft, Yedmandale Road, West Ayton,
Scarborough, YO13 9JP

OIEO £700,000

Prestige
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Yedmandale Road, West Ayton,

Offers In Excess Of £700,000

CPH are delighted to be presenting to the market this IMPOSING, DETACHED home nestled within the quaint village of WEST AYTON offering THREE DOUBLE BEDROOMS plus a TWO BEDROOM ANNEXE, ideal for those seeking VERSATILE LIVING ARRANGEMENTS. MANOR CROFT is well located on a GENEROUS PLOT with PANORAMIC FIELD VIEWS, SIZEABLE GARDENS and a DOUBLE GARAGE. The living arrangements boasts CHARACTERFUL FEATURES such as STAINED GLASS WINDOWS and FEATURE FIREPLACES.

This impressive property briefly comprises on the ground floor: entrance porch and inner hallway, generous sitting room, spacious family dining room, light and airy sunroom, downstairs WC, breakfast room, kitchen with walk in pantry and rear hallway with access to the annex. The first floor of the property lies three double bedrooms, store room, family bathroom, shower room and separate WC. To the second floor of the property there is an office room and two sizeable storage/loft rooms.

The annex comprises in brief on the ground floor; entrance hall, inner hallway, kitchen and sitting room. To the first floor lies two bedrooms and family bathroom.

Externally, the property provides a generous gardens laid mainly to lawn which is complete with a pond, shed with power and light facilities, garden room with a WC, off-street parking and access to the double garage.

This property is located within the sought after village of West Ayton. Situated a few miles west of Scarborough, West Ayton, together with its twin East Ayton, provides a wealth of facilities and amenities including Petrol Station, shop, post office, East Ayton Primary School, two Churches, Pubs and Fish and Chip Restaurant all within proximity.

Early internal viewing is truly a must in order to fully appreciate the space, setting, location and features this remarkable property has on offer, To arrange a viewing, please contact our friendly and experienced team at CPH today.

- SUBSTANTIAL THREE BEDROOM DETACHED HOME
- WITH A TWO BEDROOM ANNEXE - VERSATILE LIVING/INCOME STREAM
- SET ON A GENEROUS PLOT WITH PANORAMIC VIEWS
- OFF-STREET PARKING AND DOUBLE GARAGE
- NESTLED WITHIN THE SOUGHT AFTER VILLAGE OF WEST AYTON



MANOR CROFT:

GROUND FLOOR

Entrance Vestibule - 1.8m x 1.2m

Stained glass window to rear and side aspects, front door and tiled floor.

Entrance Hallway - 5.7m x 3.9m max

Window to the side aspect, stairs to the first floor landing, understairs cupboard, radiator, telephone point and power points.

Sitting Room - 5.73m x 3.8m

Double Glazed window to the front aspect, single glazed window to the side aspect, coving, decorative alcove with storage cupboard, feature fireplace with open fire, radiator, TV point and power points.

Family Dining Room - 6.2m x 3.9m

Double Glazed bay window to the side aspect, French doors to the front aspect leading to sunroom, coving, finished floorboards, stained glass window to the front aspect, feature fireplace with log burner, radiator and power points.

Sunroom - 3.5m x 1.9m

Single glazed windows to both side aspects, sliding doors to the front aspect leading to the garden, tiled floor and power points.

Downstairs Wc - 1.8m x 1.2m

Single glazed opaque window to the rear aspect, low flush WC, wash hand basin with pedestal, tiled floor and radiator.

Breakfast Room - 3.9m x 3.5m

Single glazed sash window to the rear aspect, tiled floor, alcove storage, storage cupboard and radiator.

Kitchen - 3.7m x 4.4m

Double glazed windows to the front and rear aspects, range of base and wall units with square top work surfaces, Belfast sink, tiled splash back, spotlights, space for AGA, integrated electric oven, integrated dishwasher, plumbed for washing machine, breakfast bar, tiled floor and power points.

Pantry - 1.8m x 2.0m

Double Glazed window to the rear aspect, sink and drainer unit, tiled floor and power points.

Rear Hallway - 1.4m x 1.2m

Door, door leading to the annex, single glazed opaque window to the front, tiled floor and boiler.

FIRST FLOOR

Landing - 3.8m x 3.3m

Double Glazed window to the rear aspect, linen cupboard, two radiators, stairs to the second floor landing and power points.

Bedroom 1 - 3.8m x 5.8m

Single glazed bay window to the side aspect, single glazed sash windows to the side and front aspects, two radiators and power points.

Bedroom 2 - 4.5m x 4.3m

Single glazed sash window to the front and rear aspects, coving, two fitted wardrobes, radiator, door leading to the annex and power points.

Bedroom 3 - 4.2m x 3.9m

Double glazed window to the front aspect, wash hand basin, radiator, fitted wardrobe and power points.

Store - 0.9m x 2.7m

Double glazed window to the front aspect and two fitted storage cupboards.

Bathroom - 2.9m x 2.5m

Two single glazed sash windows to the rear aspect, radiator, heated towel rail, three piece suite comprising of: panel enclosed bath with taps, wash hand basin with pedestal and low flush WC, cork tiled flooring, storage cupboard and shaver point.

Shower Room - 1.5m x 2.1m

Double glazed window to the side aspect, lino floors, wash hand basin without pedestal, fully tiled shower cubicle with rainfall shower, storage cupboard and extractor fan.

Wc - 0.9m x 2.2m

Single glazed opaque window to the rear aspect, low flush WC and understairs cupboard.

Second Floor Landing - 0.8m x 1.7m
Velux window

Office - 5.8m x 4.3m

Velux window, Single glazed window to the front aspect, radiator, feature fireplace, telephone point and power points.

Loft Space 1 - 2.3m x 5.0m

Velux window and two large storage cupboards.

Loft Space 2 - 5.4m x 2.5m

Velux window and single glazed window to the front aspect.

ANNEXE:

GROUND FLOOR

Entrance Hall - 2.4m x 2.0m

Door, tiled floor and three storage cupboards.

Inner Hallway - 3.8m x 1.0m

Single glazed window to the front aspect, stairs to first floor landing, tiled floor, radiator, door leading to the main house and power points.

Kitchen - 2.1m x 1.9m

Two double glazed windows to the rear aspect, range of base and wall units with roll top work surfaces, tiled floors, space for electric cooker, space for undercounter fridge, plumbed for washing machine, sink and drainer unit, tiled splash back, storage cupboard and power points.

Sitting Room - 3.6m x 4.4m

Double glazed bay window to the front aspect, laminate laid wood style floor, radiator, feature fireplace with open fire, TV point and power points.

FIRST FLOOR

First Floor Landing - 1.0m x 1.8m

Double glazed sash window to the front aspect.

Bedroom 1 - 2.6m x 4.4m

Double glazed sash window to the front aspect, radiator, feature fireplace and power points.

Bedroom 2 - 2.3m x 4.4m

Double glazed sash window to the front aspect, radiator, cupboard housing boiler and power points.

Bathroom - 2.1m x 2.4m

Single glazed sash to the rear aspect, laminate laid wood style floor, part tiled walls, three piece suite comprising of: panel enclosed bath with mixer taps and electric shower, wash hand basin with pedestal and low flush WC, radiator and extractor fan.

Annexe Garden

Mainly laid to lawn with plant and shrub borders and patio areas.

OTHER:

Garden Room 4.2m x 4.0m

Double glazed French doors to the front aspect, double glazed window to the front and side aspects, three Velux windows, floor boards, Belfast sink, stairs down to the garage, pond, external power points, potting shed with power and lighting.

Garden Room Wc - 1.0m x 2.4m

Low flush WC, wash hand basin without pedestal, vinyl floor and extractor fan.

Double Garage - 4.6m x 6.5m

Up and Over door, power and lighting.

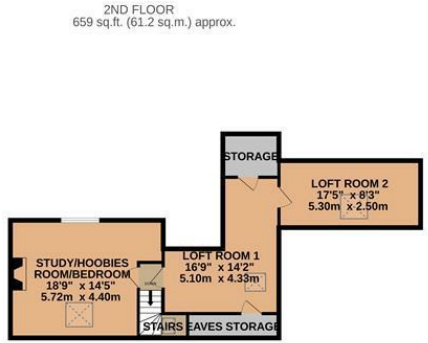
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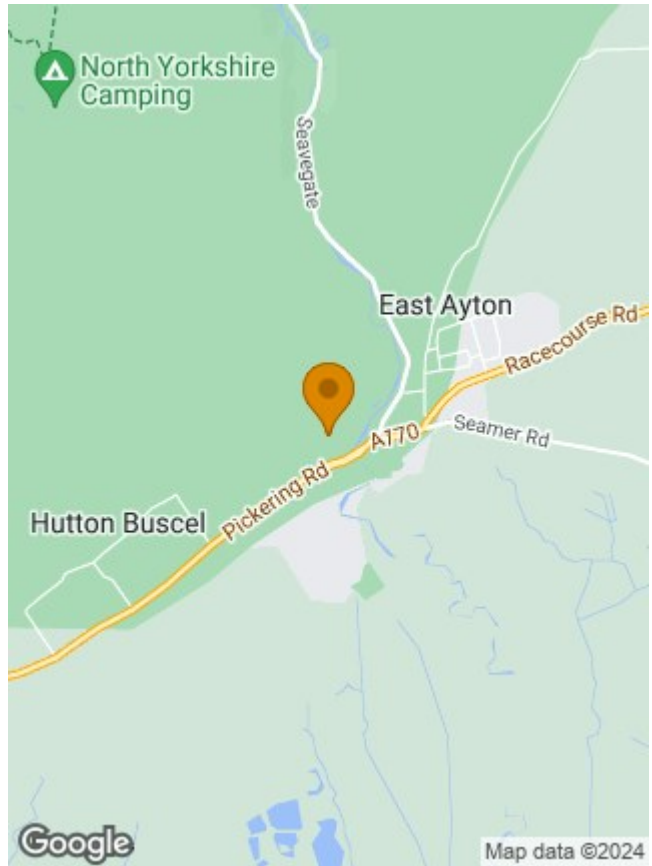






TOTAL FLOOR AREA : 3857 sq.ft. (358.3 sq.m.) approx.

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, omission or mis-statement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	74

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



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