



Romany Road, Great Ayton, TS9 6BX

£160,000



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Stylishly updated and much loved, this charming two-bedroom end terrace property is exquisite and offers a perfect blend of character and convenience. Ideally positioned just a short stroll from Great Ayton's High Street, this home benefits from off-road parking, a front garden and a private west facing rear courtyard. A well designed kitchen, smart ground floor utility room with WC, luxurious bathroom, double glazing and gas central heating complete the package.

This is another delightful Great Ayton property offered for sale by Kathryn Barr Estate Agents, and which is likely to appeal to a variety of buyers, including first-timers, a small family, downsizers, investors or those seeking a second home with local amenities close by.

Entrance Hall

Welcoming entrance with laminate flooring, stairs to the first floor and door into living room.

Living Room

A light and spacious reception room, full of character and featuring a charming fireplace with wooden mantel, large bay window with window seat and storage beneath, on-trend built in cupboards with display shelving, additional built-in cupboard providing useful storage, and laminate flooring. Door leading through to the kitchen.

Kitchen / Breakfast Room

This is a room to linger in and has been designed with the keen cook in mind. Modern and well-presented with stone flooring, a ladder style radiator, and an excellent range of wall and base units – drawers, cupboards and wine rack, all complemented by a good run of wooden worktops and tiled splashbacks, which are striking, create interest and add a homely feel. Also featuring: quirky shelf ledges built into the wall, an integrated oven, ceramic hob, extractor, dishwasher, ceramic sink with drainer and space for fridge/freezer. The breakfast area provides a lovely spot for informal dining. A window overlooks the rear courtyard and a door leads through to the inner lobby and utility beyond.





Inner Lobby

Useful for taking off wet boots and coats and with a cupboard housing the boiler. Doors providing access to the rear courtyard and utility room/wc.

Utility Room & WC

A superbly designed and fitted room with a run of base units – drawers and cupboards, worktops, a useful tall cupboard, stainless steel sink, space for washing machine, low-level wc, lino flooring and windows to the side.

First Floor

Landing - Doors to all rooms and with a radiator.

Master Bedroom - A generous double bedroom with built-in storage and two tall front-facing windows allowing plenty of natural light.

Bedroom Two - Another light and well-proportioned bedroom with a tall window to the rear.

Bathroom - An indulgent bathroom with an inspired use of colour. Fitted with a contemporary three-piece suite comprising a panelled bath with shower over and glass screen, vanity unit with hand wash basin and storage beneath, low-level wc, part-tiled marble effect walls, ladder-style towel radiator, vinyl flooring and large window to the rear, allowing plenty of light.



Externally - Front Garden - A good sized garden, with hedging providing a good degree of privacy, and laid mainly to lawn with established planting and raised beds. There is also a gravelled area providing off-road parking for one car.

Rear Courtyard - A walled courtyard offering a private and low-maintenance outdoor space. There is a gate leading to a little lane, which provides access and which, it is said, used to be access for horses and carts back in the day.

Location and Amenities - Nestled at the foot of the North York Moors National Park, this picturesque village is the perfect setting for buyers looking to enjoy the best of North Yorkshire living. The River Leven meanders through the village centre, adding to its scenic appeal, while walking routes lead up to the iconic Roseberry Topping.

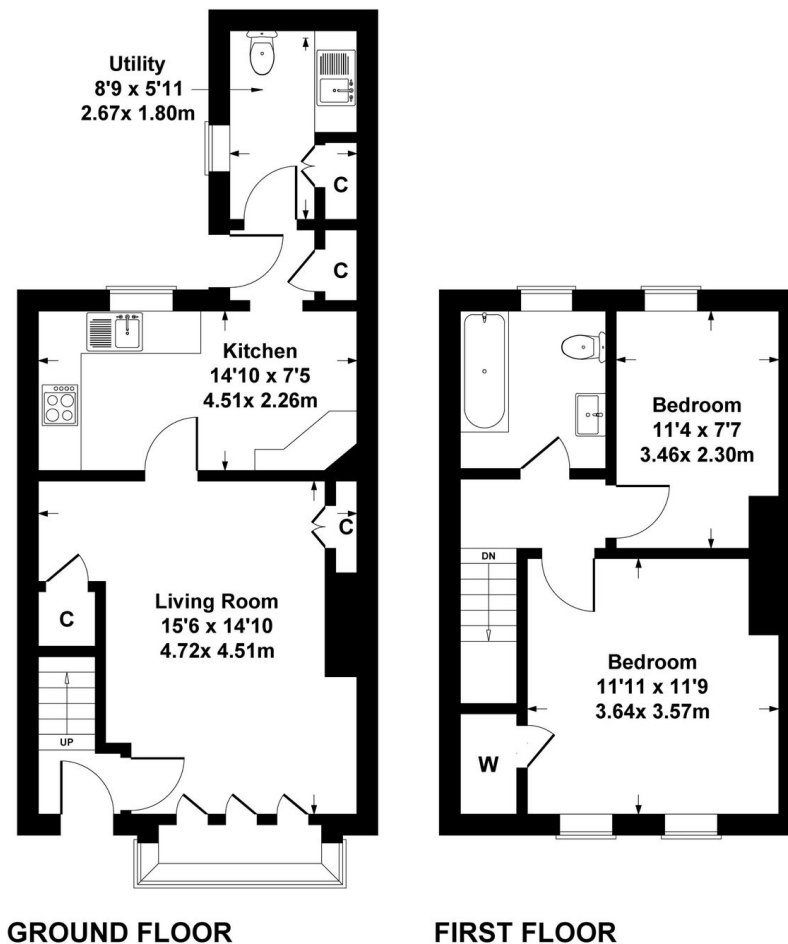
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35 Romany Road, Great Ayton, TS9 6BX

Approximate gross internal area

House - 73 sq m - 786 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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