

Mark Stephenson's

ESTATE & LETTING AGENTS



Kent House 16 Ainthorpe Lane, Ainthorpe, Whitby, YO21 2JN

£300,000

- **Offered With No Onward Chain**
- uPVC Double Glazed Windows upstairs
- Views out onto the Moors
- Private Front and Rear Gardens
- 3 Double Bedrooms
- Idyllic Village location in the heart of the North York Moors

Kent House 16 Ainthorpe Lane, Ainthorpe YO21 2JN

A traditional semi-detached property occupying an excellent elevated position and enjoying panoramic views over the delightful unspoilt countryside of the North York Moors National Park. Offered for sale with the benefit of having no onward chain Kent House will now require a scheme of modernisation and updating The extensive layout is approx 1421 sqft and includes three receptions, kitchen, rear entrance and WC, three bedrooms and bathroom. Oil fired central heating.



Council Tax Band: E



General information

Situation And Amenities - Ainthorpe is a delightful and secluded village, lying at the westerly end of the Esk Valley in the heart of the North York Moors National Park. It is a quarter of a mile south of Danby village, with the track of the Middlesbrough to Whitby main line railway and the River Esk separating the two communities.

Ainthorpe has its own 16th century public house along with the Danby Church of England primary school, whilst Danby and Castleton provide further amenities including a church, shop and medical practice.

Whitby 16 miles, Scarborough 34.5 miles, York 43.1 miles, Middlesbrough 20 miles, Darlington 37 miles (distances are approximate).

Services

All mains services are connected to the property with the exception of gas, the property has oil central heating from a floor standing boiler located in the kitchen.

Rear Entrance

Downstairs WC with Sink Basin, Understairs Cupboard, Window to Rear aspect.

Kitchen

Base and Wall units, Plumbing for White Goods, Oil-Fired Boiler sat in a Brick surround, Thermostat, Electric Hob/Oven, Window to Rear aspect, Radiator, Tiled Flooring.

Reception Room

Original Fireplace, Double Window to Front aspect with Radiator underneath, Thermostat.

Lounge

Front Entrance Door, Bay Window to Front aspect with Radiator underneath, Fireplace with Electric fire, 2x Radiators, Doors leading to;

Conservatory

A good size with doors leading out to the rear garden.

First Floor Landing

Heater, Window to the Rear aspect, Cupboards with consumer unit and electric meter.

Bedroom 1

uPVC Window to Rear aspect with Radiator underneath, Cupboard with hot water cylinder, Loft hatch.

Bathroom

3 Piece Suite with Plumbed in shower, uPVC Window to Side aspect, Radiator.

Bedroom 2

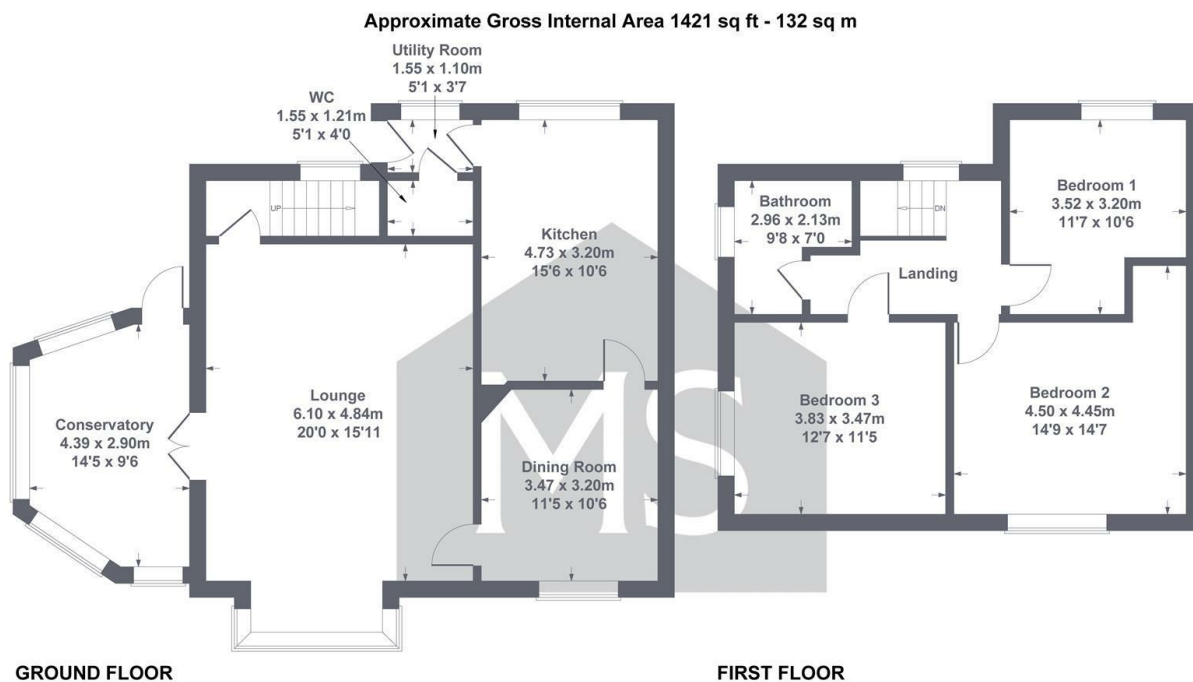
uPVC Window to Front aspect with Radiator underneath, Fitted Wardrobes.

Bedroom 3

uPVC Window with Radiator underneath, Built-in cupboards in the Eaves and backing onto the Landing.

Outside

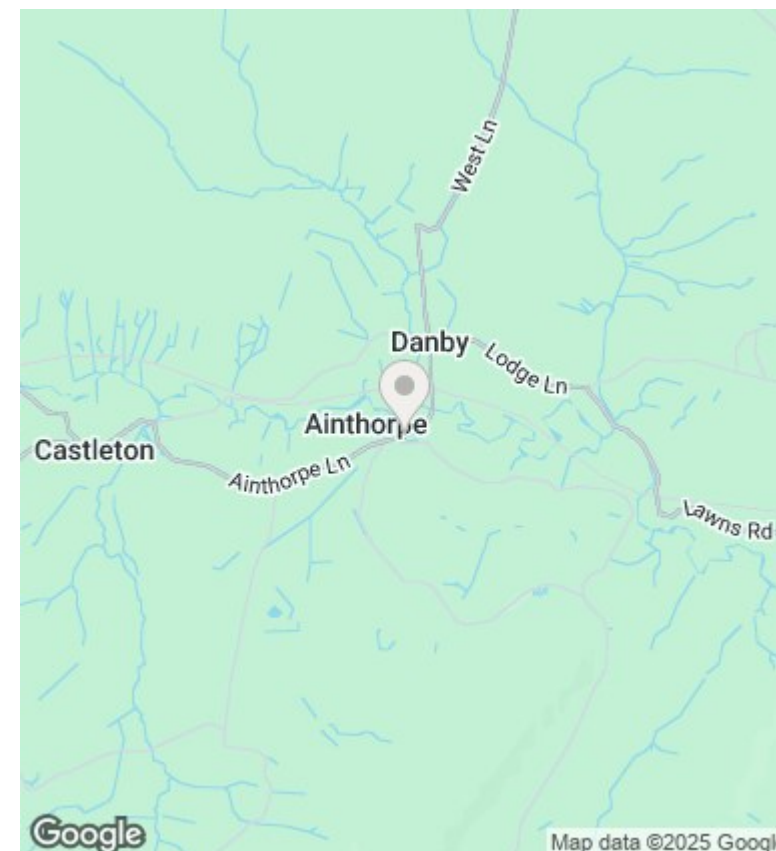
To the rear, there is a garden that has beautiful open views onto the Moors, immediately from the property there is a flagged area which follows around the rear aspect of the property which leads to the shed/outbuilding which is fully powered. Above is an area of hardstanding accessed by steps which allows for parking and is also the location of the oil tank. To the front, there is a private enclosed garden space with a path leading to a gate facing onto Ainthorpe Lane.



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.

Produced by Potterplans Ltd. 2024



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC