



## 6-7 Garth Cottages, Hall Garth Lane | West Ayton, YO13 9JB

An attractive character cottage offering a wealth of charm and character throughout and being situated in the village of West Ayton with easy reach of the North Yorkshire coastal towns. The cottage is situated in a small courtyard and has been lovingly and sympathetically modernised to a high specification by the current owners and is currently run as a holiday let. The

accommodation comprises: Good sized dining kitchen, sitting room, and utility room. To the first floor there is a master suite with ensuite bathroom and a guest bedroom with ensuite bathroom room. Private rear courtyard with paved and gravelled areas, fencing to boundaries and two stone built outbuildings. Viewing highly recommended. No onward chain.



**Guide Price £275,000**



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## Accommodation Comprises

### Entrance Door

Leads to :

### Good sized Dining Kitchen

Comprising stainless steel single drainer sink unit with mixer tap over, wall and base units incorporating drawer compartments with complimentary tiled splash backs, space for under counter fridge and space for slimline dishwasher. Built in oven and hob with extractor canopy over, exposed timbers to ceiling, double glazed window to the front elevation and double glazed bay window to the front elevation. Central heating radiator, built in cupboard housing wall mounted boiler and additional storage, tiled flooring, feature fireplace with wooden surround, tiled hearth and cast iron back, stairs to first floor landing. Stable door to outside.

### Sitting Room

With laminate flooring, feature fireplace

having brick arch, tiled hearth, stone plinth with matching side, with gas log burner, exposed timbers to ceiling, central heating radiator, double glazed bay window to the front elevation, stable door to outside, understairs storage cupboard. Stairs to Master bedroom.

### Utility Room

With rolled edge work surfaces, plumbing for automatic washing machine, space for freezer and dryer, exposed timbers to ceiling, fitted full height cupboard, central heating radiator and door to courtyard.

### Stairs from Sitting Room

Lead to landing and :

### Master Suite

Master bedroom with central heating radiator, laminate flooring, good size walk in wardrobe, exposed timber, access to roof space.





### En Suite Bathroom

Comprising panelled bath with shower unit over, wash hand basin with mixer tap set in marble top with cupboard below, low flush w.c., chrome heated towel rail, complimentary wall tiling, double glazed opaque window to the front elevation.

### Stairs off Kitchen

Lead to: Landing with sky light window.

### Bedroom Two/Guest Bedroom

With central heating radiator, access to roof space, double glazed window to the front elevation, exposed timbers to ceiling.

### En Suite Bathroom

Comprising panelled bath with shower attachments, vanity unit with inset wash hand basin with mixer tap and

cupboard below, low flush w.c., complimentary wall tiling, ladder style chrome heated towel rail and sky light window.

### Outside

Private courtyard to the rear with paved area, steps leading to gravelled area and steps to paved patio. Fencing to the boundaries, gravelled driveway to the front and two stone built outbuildings one with light and power.

### Services

Mains electricity, water, gas and drainage.

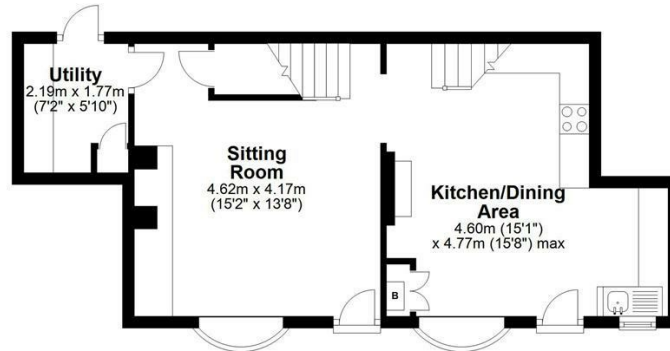




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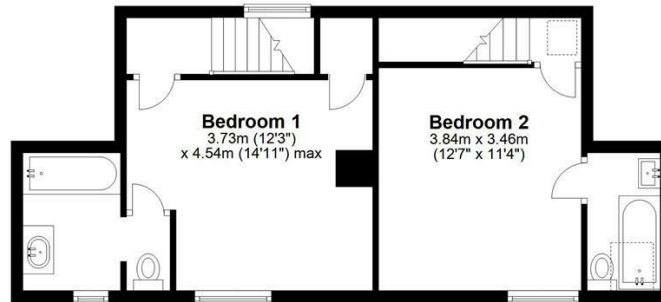
## Ground Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



## First Floor

Approx. 35.6 sq. metres (383.0 sq. feet)



Total area: approx. 78.6 sq. metres (846.3 sq. feet)

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## VIEWING

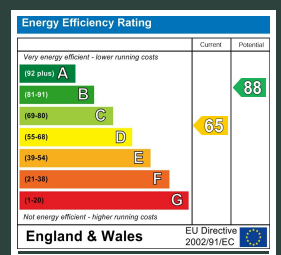
Strictly by appointment with the agents

## COUNCIL TAX BAND

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## ENERGY PERFORMANCE RATING

D



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**BC**  
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