

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



14 GARTH END ROAD, WEST AYTON, NORTH YORKSHIRE, YO13 9JH

A detached and well presented village property with a separate studio in the garden and historical links with the adjacent former steam train station

Entrance	Garden Room	uPVC Double Glazing
Sitting Room	2 First Floor Bedrooms	Office/Studio/Annexe
Dining Kitchen	House Bathroom	Rear Garden
Rear Lobby	Second Floor Bedroom	Two Driveways
Ground Floor Shower Room	Gas Central Heating	EPC Rating E

PRICE GUIDE: £350,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

West Ayton is a village located just over 5 miles to the West of Scarborough, along the A170. Positioned upon the west bank of the River Derwent and adjacent to East Ayton; linked by the bridge, the villages have a surprisingly good range of amenities such as a doctors surgery, dentists, school, supermarket, shops and places to eat out. Located next to the former Forge Valley train station in West Ayton, No.14 has in the past guarded the gates of Garth End Road. At times it has been referred to as the "porters cottage", suggesting that staff at the station lived here and amongst their other duties included operating the crossing gates. The old platform can clearly be seen from this property's garden and offers a real sense of heritage.

No.14 has over recent years been modernised to now offer a well presented detached house which from its front entrance has a sitting room with a log burning stove, a dining kitchen with integrated white goods, and links to a garden room overlooking the rear as well as having a ground floor shower room. On the first floor there are two double bedrooms serviced by the house bathroom and stairs from the landing turn up to the second floor to reveal a large third bedroom with great views from its windows. Outside, the house conveniently has drives on both its sides and a private garden to the rear down primarily to lawn but with patio areas and in the past a kitchen garden. Behind the house there is a custom built studio/office space allowing the current owners to work from home. However this might just as easily be used as a games room, gym or converted to a garage. There is plumbing to the building and subject to planning consent might readily convert to ancillary accommodation or a 'Granny Annexe'.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating. uPVC Double Glazing.

Council Tax: We are informed by Scarborough Borough Council that this property falls in band D.

Tenure: We are advised by the Vendors 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 & Woodhead, Market Place, Pickering, YO18 7AA. Tel: 01751 4872800.

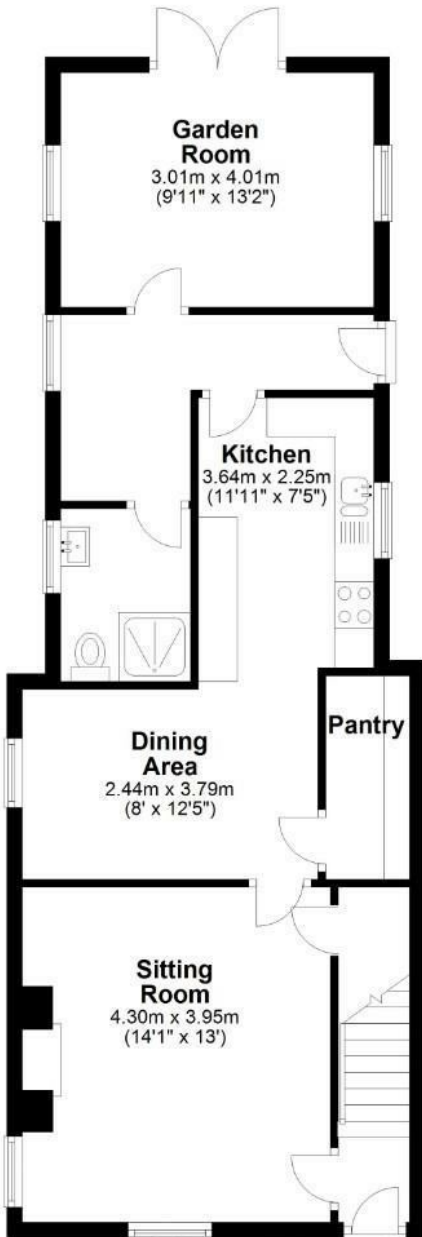
Directions: Travelling in an Easterly direction along the A170 (from Pickering to Scarborough) take the right turn before reaching the bridge that crosses the River Derwent signposted Garth End Road. Continue along this street for a couple of hundred yards with no.14 being on the right hand side identified by a Rounthwaite & Woodhead 'For Sale' board.



Accommodation

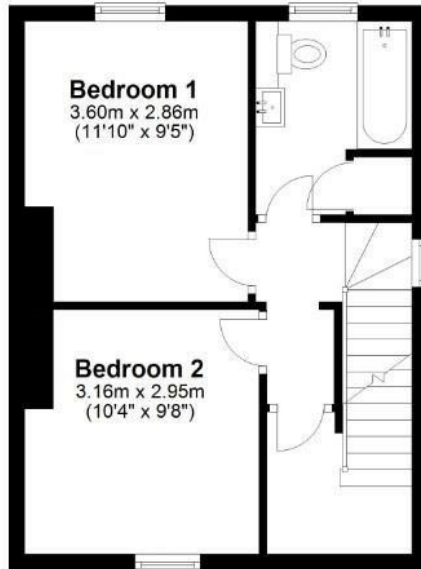
Ground Floor

Approx. 65.8 sq. metres (708.3 sq. feet)



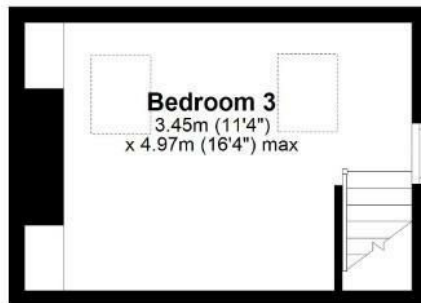
First Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



Second Floor

Approx. 17.1 sq. metres (184.6 sq. feet)

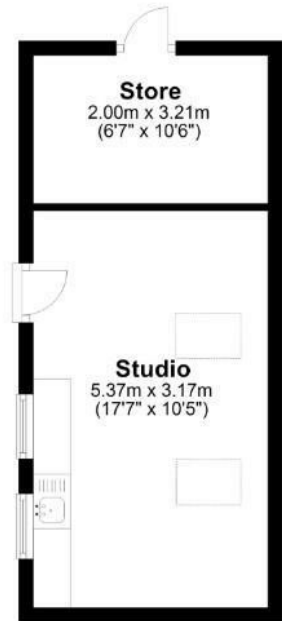


Total area: approx. 116.9 sq. metres (1258.4 sq. feet)

14 Garth End Road, West Ayton

Ground Floor

Approx. 23.7 sq. metres (254.9 sq. feet)



Total area: approx. 23.7 sq. metres (254.9 sq. feet)

Studio, 14 Garth End Road

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	
	78
	51
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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