



Cliffe Terrace, Great Ayton, TS9 6DX

Offers In Region Of £175,000

Cliffe Terrace, Great Ayton, TS9 6DX

Conveniently located in Great Ayton village, this delightful, light and spacious mid-terraced home, with its south facing front garden, has a lovely bay window which floods the living room with light.

There is the benefit of allocated parking and, from here, a gate leads into the sunny front garden, with an area of lawn and mature borders. A path takes you to the front door, creating a welcoming approach, and to a small paved area perfect for enjoying summer days and evenings.

This is another village home offered for sale by Kathryn Barr Estate Agents and perfect for a variety of buyers, including families, professionals and retirees.

Ground Floor

Entrance Porch

With a useful shoe storage cupboard and door leading through to the living room.

Living Room

The lovely bay window floods the room with light and overlooks the front garden. A feature fireplace creates a cosy focal point and two arched internal windows look through to the dining room. Stairs lead up to the first floor and a glass-panelled door opens into:

Dining Room

Borrowing light from the living room, and having its own window as well, this bright room is a good size and shape.

Galley Kitchen

There is plenty of worktop space, a range of wall and base units, a built-in oven and hob. Special touches include a warming drawer, open vegetable drawers and smart, contemporary part tiled walls. A wide window overlooks the white walled courtyard,





making this another light-filled space, and a part glazed door leads to the outside.

There is a **cloakroom/wc** at the end of the kitchen and extra storage in the **under-stairs cupboard**.

First Floor

The first floor landing has a range of shelving.

Master Bedroom

Two tall sash windows overlook the lawn in the front garden. Mirror-fronted wardrobes with sliding doors are fitted along one wall. It's a spacious, light room with a view to the Cleveland Hills.

Bedroom Two

A large window overlooks the rear. A built-in wardrobe/desk makes excellent use of space.

Bathroom

A half landing leads to a large bathroom, with a dressing table and cupboards, and a window to the rear. There's a bath with shower over, period style pedestal wash hand basin and wc.

Externally

To the front - allocated parking and front garden.

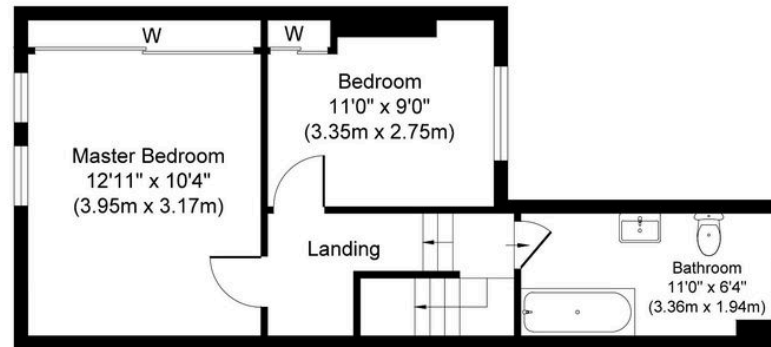
To the rear - a private, walled courtyard with gated access.



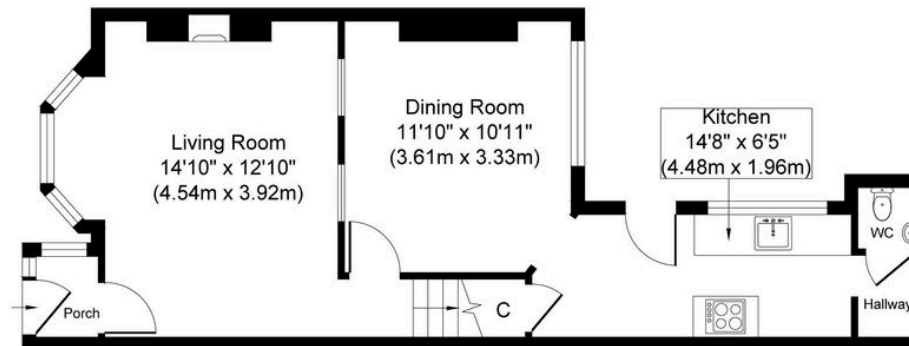
PLEASE NOTE: We have been advised that 'structural movement occurred to the bay window circa 2019' and that work was completed to rectify this in 2019. For the benefit of potential buyers, in January 2026 a Structural Appraisal was completed. This appraisal states: 'the bay and porch appear in sound condition' and 'are not considered to be of any structural concern.' The full report is available for information. Please feel free to speak to Kathryn Barr Estate Agents about this prior to viewing.

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First Floor
Approximate Floor Area
423 sq. ft
(39.30 sq. m)



Ground Floor
Approximate Floor Area
473 sq. ft
(43.95 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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