

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



49 CAYLEY LANE, BROMPTON-BY-SAWDON, YO13 9DL

A detached, two storey property providing contemporary living accommodation with garage, plenty of parking and sufficient garden front & rear

Smart Entrance Hall

Sitting/Dining/Living Room

Kitchen

Cloakroom

2nd Sitting Room/Bedroom 4

3 Double Bedrooms

En Suite Shower Room

Family Bathroom

Garage + Storage

Gas Central Heating

uPVC Double Glazing

EPC Rating C

GUIDE PRICE £460,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Built in the 1970's, 49 Cayley Lane started life as a modest two bedroom detached bungalow but in recent years has transformed into a substantial 3 / 4 bedroom, two storey house with a fresh, contemporary feel throughout and occupying a prime position within this popular village.

The transformation took place in 2022 when the property was re-wired, re-roofed, had a new kitchen, bathrooms, a new central heating system and a new garage extension plus a substantial extension to the rear. The principal ground floor living area is of an open plan, easy flowing design with a sociable sitting room/dining/kitchen space having a north/south aspect. To escape the hub of the house, a second sitting room overlooking the front garden creates a peaceful room to retreat to and this could easily double up as a 4th bedroom if required. The master bedroom is on the ground floor and comes with a stylish en suite shower room. Both of the first floor bedrooms are light and airy, will easily accommodate a king size bed and are served by a well appointed bathroom including shower.

The property is approached off Cayley Lane onto a gravel and concrete drive providing heaps of parking space for several vehicles/motorhome and in addition there is an adjoining garage with electricity connected plus a connecting door to the kitchen. What was the old garage has been made into a useful outdoor room/workshop with light and power connected.

The current owners have dug over the front garden to create a large vegetable plot and the rear garden is laid to lawn with gravelled area on which to arrange garden furniture.

General Information

Services: Mains water, gas and electricity are connected. Connection to mains drains. Gas fired central heating.

Council Tax: We are informed by North Yorkshire Council that this property falls in band C.

Tenure: We are advised by the Vendor 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 and Woodhead, Market Place, 26 Market Place, Kirkbymoorside, YO62 6DA.

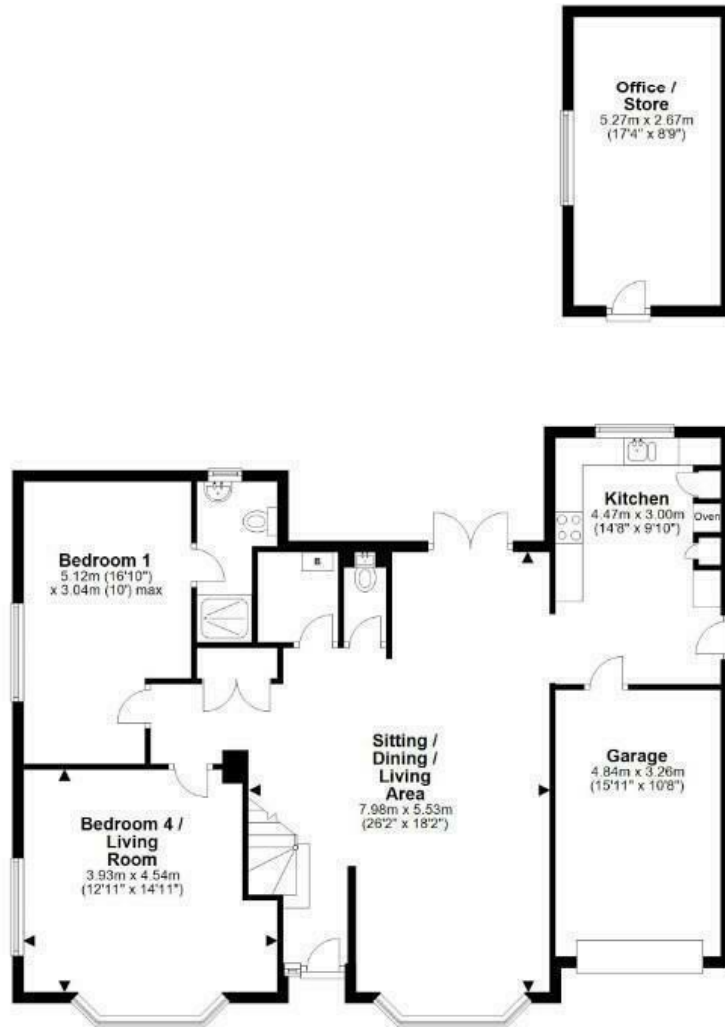
Brompton-by-Sawdon is situated along the A170, approximately 8 miles west of Scarborough at the foot of the North York Moors National Park and close to Wykeham Forest. The village has an award-winning family butcher selling the basic everyday provisions and the nearby market towns of Malton and Pickering offer good shopping facilities.



Accommodation

Ground Floor

Approx. 125.0 sq. metres (1345.4 sq. feet)



First Floor

Approx. 66.9 sq. metres (720.4 sq. feet)



Total area: approx. 191.9 sq. metres (2065.7 sq. feet)

49 Cayley Lane, Brompton-By-Sawdon

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		
	71	80
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



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

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