



GROUND FLOOR
APPROX. FLOOR
AREA 1112 SQ.FT.
(103.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 261 SQ.FT.
(24.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1373 SQ.FT. (127.5 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Tenure
Freehold

Council Tax Band
C

Viewing Arrangements
Strictly by appointment

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	48
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	37	37
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			

Reference:
1 Garth Cottages

Disclaimer: Ellis Hay strive to provide accurate sales particulars for our customers, however no responsibility can be held for inaccuracy or error and our measurements are approximate. Although we have inspected the property, no fittings, services or appliances have been tested by ourselves either within or outside the building, and we would advise obtaining verification from a solicitor or surveyor. If travelling a considerable distance please contact us if there is a particular aspect of the property you would like confirming.

1 Garth Cottage West Ayton, Scarborough, YO13 9JB

Guide Price £189,950

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We are delighted to bring to the market this 2-bedroom period cottage tucked away in the popular village of West Ayton. Set near the river Derwent, the cottage offers many charming features, such as deep window sills and shutter, wood beamed ceilings and original wooden doors yet has been sympathetically modernised to offer the conveniences we expect today. With 2 reception rooms, a cottage style kitchen and a downstairs bathroom, there are also 2 double bedrooms upstairs. A large carport and double garage make this cottage very appealing, as does the enclosed rear courtyard and outhouse. SOLD WITH NO ONWARD CHAIN, IN OUR OPINION, THIS CHARMING COTTAGE MUST BE VIEWED.



Property Description

FRONT OF THE PROPERTY

There is a path to the front door with a small border under the lounge window, populated with shrubs. The property itself has recently been re-pointed with lime mortar which in our opinion adds to the charm of the property.

FRONT DOOR uPVC stable door, wood effect outside and white inside.

LOBBY with carpet, meter box and glazed wooden door leading to

LOUNGE Front facing uPVC window with deep wooden window seat. The feature brick chimney breast houses a Multi fuel stove with tiled surround and wooden mantle. 3 overhead lights, plenty of sockets, t.v. point and radiator. Alcove with fitted shelves. Beamed ceiling. Carpet. Open area through to

DINING ROOM With uPVC window to the side, with deep window sill and wooden shutter. Beamed ceiling and overhead light, radiator and thermostat. Alcove with shelving. There is an alcove underneath the stairs which is the perfect place for a desk, especially as this overlooks the window. Wood window, with sill and wood door leading into the kitchen.

KITCHEN A range of cream shaker style base and wall units, with larder cupboard and feature shelving. Polished worktop, up-stand, tiled splash back and stainless steel sink with mixer tap. Space for fridge, washing machine and cooker and a fitted extractor fan. Breakfast area. Radiator and spotlights. There are 2 uPVC windows and a frosted uPVC door leading to the courtyard. A wood door leads to the lobby.

LOBBY overhead light, tiled floor and airing cupboard housing tank and storage.

BATHROOM 3 piece cream suite with mixer shower over the bath. Glass shower screen, fitted wooden storage and fixed mirror. Fully tiled around bath and part tiled around the hand basin and W.C. Tiled floor, radiator and overhead light.

STAIRS LEADING TO FIRST FLOOR with wooden banister and charming uPVC window overlooking the side of the property, with deep sill and wooden shutters.

MASTER BEDROOM Wooden door into the bedroom, with period door furniture. uPVC window overlooking the front of the property. Radiator, overhead light and carpet. There is a fireplace that has been covered over but that could easily be restored.

BEDROOM 2 Wood door into the bedroom which has a large dormer uPVC window. Radiator, overhead light and carpet.

COURTYARD Accessed through the kitchen or via a wooden gate to the side of the property, the paved courtyard offers a secluded space to drink your morning coffee! Enclosed by a brick wall with extended fencing, there is a border with some fruit bushes plus an outside tap and security light.

OUTHOUSE This storage area is made from handmade bricks which have recently been repointed with lime mortar and has a reclaimed tiled roof. Currently houses the oil tanks and acts as a wood store.

OUTSIDE UTILITY AREA From the courtyard is a door that ultimately leads to the garage but first there is a useful area that would make an ideal utility space. Again, this has handmade bricks on the floor plus power.

DOUBLE GARAGE With overhead lights, power, fixed shelving and a wooden window to the side of the property. Also housing the oil burner unit. The garage has a double up and over door.

CAR PORT In our view this sympathetic addition to the house provides a very useful parking facility.

DIRECTIONS From the Railway Station proceed along Falsgrave, at the mini roundabout go straight on to Stepney Road, go straight on at the roundabout and continue into Ayton, over the mini roundabout continue over the bridge and turn left after the The Forge into Garth End Road. Take the next left onto Hall Garth Lane and the property is on the left.

- POPULAR VILLAGE LOCATION
- PERIOD COTTAGE
- DOUBLE CARPORT & GARAGE
- SYMPATHETIC RENOVATIONS
- ENCLOSED COURTYARD

