



6 John Street
Great Ayton, TS9 6DB

£178,950

Energy Rating :



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DESCRIPTION

Within comfortable walking distance of the village centre, a lovely Two Bedroom End Of Terrace Cottage Style Terraced Home with expanded living space by way of a ground floor extension and loft conversion which has been used as an occasional bedroom. This well cared for home features a gas central heating system, uPVC double glazing, a bay fronted lounge which opens to a dining room, an 'L' shaped fitted kitchen with a built-in oven & hob and a modern white bathroom with an over bath shower. Outside there is a forecourt garden and a good sized rear garden with side gates providing off road parking if required as well as street parking. This space also features a detached garage (storage use only), hedging and a decked area. The property is well placed for access to the village green, river & country walks, local shopping facilities, individual shops, cafes and restaurants. This is a simple chain free sale with an early viewing highly recommended.

Accommodation

Porch Entrance

Upvc double glazed entrance door, upvc double glazed side window. Upvc double glazed connecting door to :-

Lounge 13' 8" x 12' 1" (4.16m x 3.68m)

Front aspect upvc double glazed bay window, radiator, solid wood fire place with a marble inset and hearth incorporating a coal effect electric fire. Opening to :-

Dining Room 14' 5" x 10' 0" (4.40m x 3.06m)

Radiator and an understairs cupboard. Double doors to :-

L Shaped Kitchen 12' 8" x 14' 1" (3.86m x 4.30m)

Range of wall and base units with cupboards, drawers and laminate effect worktops. Skirting radiator, built in gas hob and fan assisted electric oven with a chimney style extractor hood over and tiled surrounds. One and a half inset stainless steel drainer and unit with mixer tap, rear upvc double glazed window, side upvc double glazed access door, two double glazed velux roof windows, space for a fridge freezer and double opening upvc double glazed french doors giving direct access to the rear garden.

Utility Room 6' 9" x 6' 1" (2.05m x 1.85m)

Upvc double glazed window, wall mounted "Ideal" gas combination boiler, radiator, plumbing for a washing machine, base cupboard with a marble effect worktop and a stainless steel sink unit with a mixer tap., Connecting door to: -

Separate WC

White low flush wc.

First Floor

Landing

Bedroom 1 11' 3" x 11' 2" (3.44m x 3.4m)

Front aspect upvc double glazed window and radiator. Connecting door to :-

Staircase

Gives access to the loft room.

Loft Room 10' 6" x 9' 4" (3.21m x 2.85m)

Sloping roof, radiator, space is boarded/insulated and carpeted. Double glazed velux roof window.

Bedroom 2 9' 11" x 8' 2" (3.01m x 2.48m)

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Upvc double glazed window and radiator.

Bathroom 6' 10" x 5' 11" (2.09m x 1.81m)

White three piece suite comprising of a low flush wc, pedestal wash hand basin, mixer shower over the panel bath with a folding glazed screen. Upvc double glazed window, part tiled walls and a chrome effect heated towel radiator.

Outside

Gardens

Enclosed forecourt garden with brick walling with slate beds. The rear garden incorporates an extensive paved area which gives access to a detached garage. The area incorporates decked seating area and holly hedging. There are side gates to a driveway.

Detached Garage

Which is only suitable for storage only. Up and over door, power/electric lights and a cold water tap.

Driveway

Side gates lead to a driveway which provide off road parking if desired

Notes

Please note that boundary and rights of way will be confirmed at the conveyancing stage.

Council Tax Band

Council tax band:- B

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

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Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.