



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS

**14 Yedmandale Road,
West Ayton,
Scarborough, YO13 9JP**
£275,000

- Village location
- 4 Bedrooms
- Garage
- Garden



Stone built house in a well regarded village which has good range of local amenities. Very well presented throughout with spacious living/dining room, fitted kitchen, four good sized bedrooms, en-suite master and family shower room. Double glazed, mains gas central heating, rear garden, garage. OFFERED FOR SALE WITH NO ONWARD CHAIN.



GROUND FLOOR

ENTRANCE HALL
Stairs off to first floor.

CLOAKROOM
Two piece white suite, window to side, heated towel rail.

SITTING/DINING ROOM
24' 10" x 12' 6" (7.57m x 3.81m)max
Open plan room, front window with radiator under, matt marble fireplace with living flame gas fire, Archway into dining area with radiator and French doors to rear garden.

KITCHEN
15' 10" x 8' 0" (4.83m x 2.44m)
Well fitted with built-in electric oven, gas hob and extractor. Ceramic floor, radiator, side door to car port, rear window side door to patio.

FIRST FLOOR

LANDING
Hatch to loft space.

MASTER BEDROOM
15' 1" x 15' 6" (4.6m x 4.72m)max
Front window with radiator under, range of fitted wardrobes and cupboards.

ENSUITE



BEDROOM TWO

15' 4" x 9' 6" (4.67m x 2.9m)

Front window with radiator under, fitted wardrobe.

BEDROOM THREE

9' 6" x 10' 6" (2.9m x 3.2m)

Front window with radiator under, fitted wardrobe.

BEDROOM FOUR

9' 1" x 9' 6" (2.77m x 2.9m)

Rear window with radiator under.

OUTSIDE

The front garden has stone wall and lawned area, driveway leading to car port. The rear garden has a patio area leading to lawn edged with mature shrubs and fencing.

GARAGE

Accessed through car port, up and over door, rear door into garden.



Three piece suite, front window, heated towel rail, fully tiled.

FAMILY SHOWER ROOM

Walk in double shower cubicle, wash hand basin, low level W.C., fully tiled, heated towel rail, rear window.

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Approx. gross internal floor area
1563 Sq. Ft / 145 Sq. M.



FLOORPLAN

Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Malton Office

Yorkersgate, 13a Malton,
North Yorkshire, YO17 7AA
www.markstephensons.co.uk
malton@markstephensons.co.uk
01653 692500

Pickering Office

20 Birdgate, Pickering,
North Yorkshire, YO18 7A1
www.markstephensons.co.uk
pickering@markstephensons.co.uk
01751 476900

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Floorplan

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