



# 20 BRIDGE STREET

Great Ayton, North Yorkshire TS9 6NR



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 20 BRIDGE STREET

Great Ayton, North Yorkshire TS9 6NR

A delightful, stone built, two bedroom cottage, part of a small mews style redevelopment property within this popular village and convenient for the Low and High Greens and village amenities. The cottage benefits from gas central heating and timber framed double glazed windows, offering comfortable and cosy accommodation which is ideal for a single person or couple. Includes a feature staircase to the first floor, open-plan living room/fitted kitchen featuring high vaulted ceiling, inner hallway and second bedroom, staircase down to the ground floor with double bedroom and shower room. Externally, there is an enclosed, block-paved courtyard to the rear and an adjacent block-paved car parking area, accessed by private entrance gates. Viewing recommended. UNFURNISHED. EPC EER D64



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#### Location

Stokesley 2.8 miles, Middlesbrough 8.2 miles, Yarm 13.4 miles, Northallerton 17.8 miles, Darlington 22.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

#### Amenities

Centred on the banks of the River Leven, the picturesque village of Great Ayton has two village greens together with a good mix of shops, tea rooms, Discovery Centre/library, restaurants, cafes and public houses - not forgetting the well-known Suggitt's Ice Cream Parlour. Leisure amenities include tennis courts, a bowling green, bridle paths, cycle tracks, cricket and football pitches. There is also a train station.

#### Description

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#### Entrance

Via black steel external staircase to first floor, leading into the living room/kitchen.

#### Kitchen

With laminate flooring, a range of fitted base units with worktops, stainless steel circular sink and drainer with tiled splash backs, four-ring gas hob with extractor above, electric fan assisted oven/grill, fridge, dishwasher, washer dryer, inset halogen ceiling lights and Worcester Bosch gas fired combi boiler.

#### Living Area

Open-plan area with 'Yorkshire' sash window overlooking the courtyard and a door through to the inner hallway.

#### Inner Hallway

With stairs down to the ground floor and doors to the bedroom and living room/kitchen.

#### Bedroom

With access hatch to the loft and windows to the front and rear.

#### Ground Floor Lobby

With doors to the bedroom and shower room.

#### Bedroom

With window to the rear.

#### Shower Room

White suite comprising tiled quadrant shower compartment fitted with chrome mains water thermostatic shower mixer unit, pedestal wash basin and low level w.c. Electric shaver point. Extractor fan. Inset Halogen ceiling lights. Marble pattern tiled flooring.

#### Externally

To the front of the cottage, there is an enclosed, block-paved courtyard.

#### Car Parking

There is a designated parking space for one car in the adjacent enclosed block-paved car park, which is accessed by entrance gates.

#### Additional Features

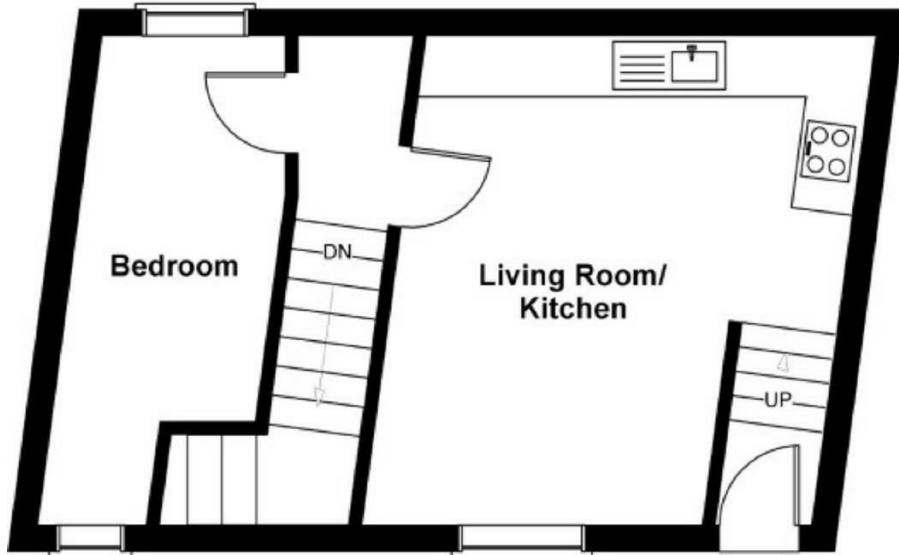
The property has the benefit of a gas central heating system and timber framed glazed windows.

#### Terms and Conditions

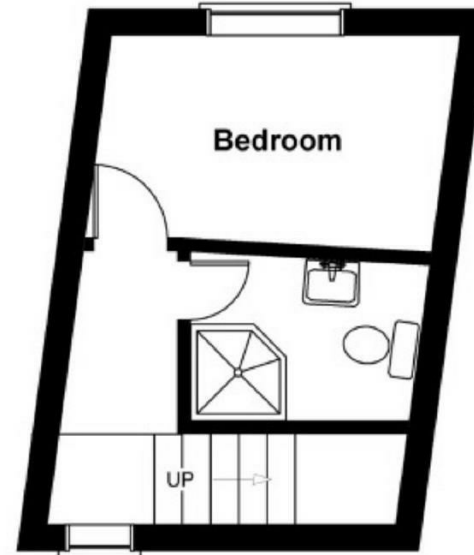
The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy for an initial term of six months at a rental of £575 per calendar month payable in advance by standing order. In addition, a bond of £663 shall also be payable prior to occupation.



# 20 Bridge Street, Great Ayton



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
[www.potterplans.co.uk](http://www.potterplans.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.