



11 FIRBANK HOUSE SCHOOL LANE

Great Ayton, North Yorkshire TS9 6SF



GSC GRAYS

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11 FIRBANK HOUSE, SCHOOL LANE

Great Ayton, North Yorkshire TS9 6SF

Overlooking the River Leven and the well-maintained grounds of the Friend's School development, this two bedroom, mid-terraced cottage is well presented and ideally situated in central Great Ayton. The modern accommodation includes an entrance hall, kitchen with fitted appliances and a large living room with doors out to the terraced patio gardens. To the first floor, there are two double bedrooms and a family bathroom.

Outside, there is a low-maintenance landscaped front garden with plenty of room to sit out and tend your pots while, to the rear, there is a patio terrace overlooking the river and grounds beyond. There is an allocated parking space and plenty of room for visitors.

Stunning Views over River Leven * Two Bedroom Modern Cottage * Living Room with Views over the Grounds * Kitchen with Appliances * Two Double Bedrooms * Family Bathroom * Popular Central Great Ayton Location * Patio Terrace overlooking Grounds and River Leven * Landscaped Front Gardens * Allocated Parking



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26-28 High Street, Stokesley, North Yorkshire, TS9 5DQ

01642 710742

stokesley@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and 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.

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.

Accommodation Comprises:

Ground Floor

From the entrance hall, there are stairs leading up to the first floor and doors to the kitchen and living room. The kitchen has a range of storage cupboards and fitted appliances, while the living room enjoys lovely views over the rear grounds, with French doors leading directly out to the patio.

First Floor

The first floor landing gives access to both bedrooms and the shower room, which has a large, step-in shower cubicle, vanity hand wash basin with storage under and a large, wall-mounted mirror with lighting above.

The main bedroom to the rear benefits from a range of fitted wardrobes and bedroom furniture, with a window providing views over the rear garden and grounds beyond. The second bedroom also has a fitted wardrobe and a dressing table.

Externally

The walled front garden is landscaped, low-maintenance and accessed via a wrought-iron gate. To the rear, there is a lovely patio terrace enjoying views over the River Leven, a bridge over which leads to the beautiful communal grounds and tennis court. Allocated parking is available and there is plenty of room for visitors.

Viewings

Strictly by appointment with GSC Grays of Stokesley. Telephone: 01642 710742.

Tenure

The property is believed to be offered leasehold with vacant possession on completion.

Local Authority

Hambleton District Council. Telephone: 01609 779 977. Council tax band D.

Particulars and Photographs

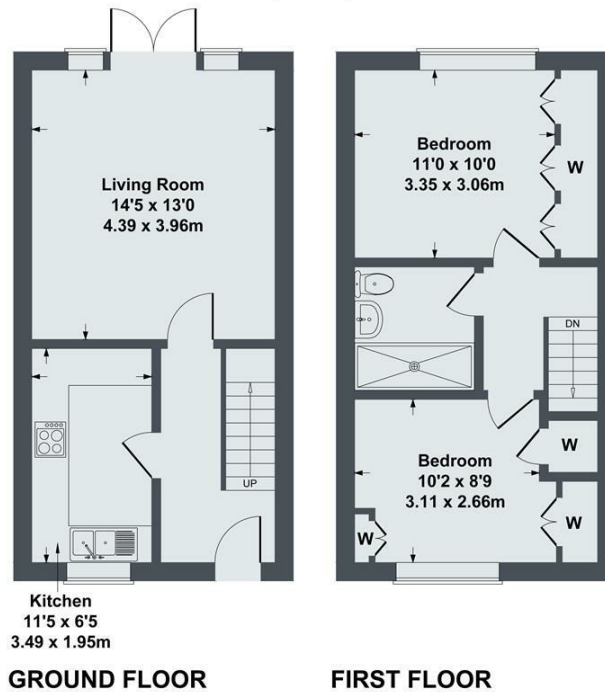
Particulars prepared February 2023.

Photographs taken February 2023.



11 Firbank House, Great Ayton

Approximate Gross Internal Area
689 sq ft - 64 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice

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