



20 ANGROVE CLOSE  
Great Ayton



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# 20 ANGROVE CLOSE

Great Ayton, North Yorkshire, TS9 6LF

A well-maintained, two bedroom, semi-detached bungalow in a popular Great Ayton location.

The property benefits from a large living room and a wonderful, open-plan modern kitchen and dining room, whilst the adjacent garden room provides a lovely space in which to sit and enjoy some quiet time.

Outside, a long, block-paved driveway leads to a single garage with a courtesy door through to the gardens.



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## 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, Newcastle and Leeds Bradford.





### Accommodation

The entrance door leads into the hallway, which gives access to the living room, the bathroom, two bedrooms, the kitchen/dining room and onwards to the garden room. There is also a cupboard with storage and access to the loft via a drop-down ladder. The loft is a spacious, fully floored space with a window at the gable end.

The good-sized living room has a bow window to the front and a central, gas fire with marble surround and hearth along with a wooden mantel above.

From the dining room, there is an archway leading through to the modern kitchen, which has a good range of white-fronted units with stylish worktops, built-in oven, dishwasher and fridge, plumbing for a washing machine, a ceramic one-and-a-half bowl sink and a four-ring gas hob with extractor fan over.

Glazed double doors from the dining area open up to the garden room, creating a lovely, light-filled space for entertaining family or friends. The garden room has a lantern roof and a door leading outside.



The main bedroom overlooks the rear garden and has fitted wardrobes, whilst the second bedroom is positioned to the front of the property.

The bathroom has a step-in corner shower cubicle, low-level w.c, vanity sink unit with storage under and a heated towel rail.

### Externally

To the front of the property, there is an area of lawn and a block-paved drive leading up to the single garage and providing plenty of space for parking.

A gate leads through to the fenced rear garden, which is low-maintenance and paved to create a private, peaceful seating area. There are raised beds, hedges and a courtesy door to the garage, which has an up-and-over door and a window.

### Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

### Tenure

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

### Local Authority

North Yorkshire Council. Council tax band C.

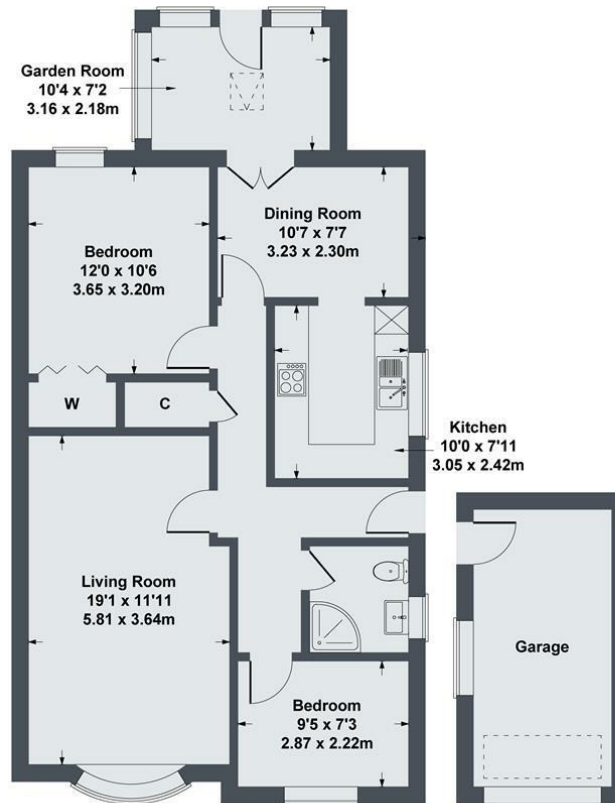
### Particulars and Photographs

Particulars prepared October 2024.

Photographs taken October 2024.

## 20, Angrove Close Great Ayton, Middlesbrough, TS9 6LF

Approximate Gross Internal Area  
872 sq ft - 81 sq m  
(Excluding Garage)



### 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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