



**Yedmandale Road, Scarborough**  
YO13 9JP

**Offers Over £775,000**

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EXCLUSIVE



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# Yedmandale Road, Scarborough

Hunters Exclusive are thrilled to bring to the market this STUNNING DETACHED home located in the PICTURESQUE village of WEST AYTON offering THREE DOUBLE BEDROOMS, DOUBLE GARAGE, LARGE GARDEN and TWO BEDROOM ANNEX. Located on a GENEROUS PLOT this home benefits from PANORAMIC FIELD VIEWS and GAS CENTRAL heating throughout, boasting CHARACTERFUL FEATURES such as STAINED GLASS WINDOWS and FEATURE FIREPLACES. Coupled with the ANNEX this property would make a perfect home for a range of buyers including FAMILIES, INVESTORS. MULTIGENERATIONAL LIVING and MORE.

This distinctive property briefly comprises: Entrance porch, hallway, large family dining room, sunroom, sitting room, downstairs WC, breakfast room, kitchen with walk in pantry and rear hallway with access to the annex. The first floor of the property welcomes you with three double bedrooms, large storage room, family bathroom, shower room and separate WC. To the third floor of the property there is an office and two large storage/loft rooms.

The annex offers you: Entrance hall, hallway, kitchen and sitting room to the ground floor and to the first floor there are two bedrooms and family bathroom.

The outside of the property provides a large mainly laid to lawn garden, pond, shed with power and light and garden room with its own bathroom and access to the double garage below.

This property is located within the highly popular residential village of West Ayton. Situated a few miles west of Scarborough, West Ayton, together with its twin East Ayton, provides a wealth of facilities and amenities including Petrol Station, shop, post office, East Ayton Primary School, two Churches, Pubs and Fish and Chip Restaurant all within a close distance. From the village there is easy access to Scarborough (approx. 5 miles) Pickering (approx. 13 miles) and Malton (approx. 19 miles).

This property is NOT one to miss!



**Main House**

**Vestibule**  
5'8" x 3'10"  
Stained glass window to front and side aspects, front door and tiled floor.

**Hallway**  
18'7" x 5'9"  
Window to the side aspect, stairs to the first floor landing, understairs cupboard, radiator, telephone point and power points.

**Living Room**  
18'9" x 12'4"  
Double Glazed window to the rear aspect, single glazed window to the side aspect, coving, decorative alcove with storage cupboard, feature fireplace with open fire, radiator, TV point and power points.

**Family Dining Room**  
20'5" x 12'8"  
Double Glazed bay window to the side aspect, French doors to the rear aspect leading to sunroom, coving, finished floorboards, stained glass window to the rear aspect, feature fireplace with log burner, radiator and power points.

**Sunroom**  
11'6" x 6'3"  
Single glazed windows to both side aspects, sliding doors to the rear aspect leading to the garden, tiled floor and power points.

**Downstairs WC**  
5'8" x 3'10"  
Single glazed opaque window to the front aspect, low flush WC, wash hand basin with pedestal, tiled floor and radiator.

**Breakfast Room**  
12'9" x 11'6"  
Single glazed sash window to the front aspect, tiled floor, alcove storage, storage cupboard and radiator.

**Kitchen**  
12'1" x 14'3"  
Double glazed windows to the front and rear aspects, range of base and wall units with square top work surfaces, Belfast sink, tiled splash back, spotlights , space for AGA, integrated electric oven, integrated dishwasher, plumbed for washing machine, breakfast bar, tiled floor and power points.

**Pantry**  
5'8" x 6'7"  
Double Glazed window to the front aspect, sink and drainer unit, tiled floor and power points.

**Rear Hallway**  
4'8" x 3'9"  
Rear door, door leading to the annex, single glazed opaque window to the rear, tiled floor and boiler.

**First Floor Landing**  
12'4" x 10'9"  
Double Glazed window to the front aspect, linen cupboard, two radiators, stairs to the second floor landing and power points.

**Bedroom 1**  
12'4" x 19'0"  
Single glazed bay window to the side aspect, single glazed sash windows to the side and rear aspects, two radiators and power points.

**Bedroom 2**  
14'9" x 14'2"  
Single glazed sash window to the front and rear aspects, coving, two fitted wardrobes, radiator, door leading to the annex and power points.

**Bedroom 3**  
12'10" x 13'7"  
Double glazed window to the rear aspect, wash hand basin, radiator, fitted wardrobe and power points.

**Store Room**  
3'1" x 8'10"  
Double glazed window to the rear aspect and two fitted storage cupboards.

**Bathroom**  
9'7" x 8'1"  
Two single glazed sash windows to the front aspect, radiator, heated towel rail, three piece suite comprising of: panel enclosed bath with taps, wash hand basin with pedestal and low flush WC, cork tiled flooring, storage cupboard and shaver point.

**Shower Room**  
4'11" x 6'11"  
Double glazed window to the side aspect, lino floors, wash hand basin without pedestal, fully tiled shower cubicle with rainfall shower, storage cupboard and extractor fan.

**WC**  
2'10" x 7'1"  
Single glazed opaque window to the front aspect, low flush WC and understairs cupboard.

**Second Floor Landing**  
2'9" x 5'4"  
Velux window

**Office**  
18'11" x 14'2"  
Velux window, Single glazed window to the rear aspect, radiator, feature fireplace, telephone point and power points.

**Loft Storage**  
7'8" x 16'7"  
Velux window and two large storage cupboards.

**Loft Storage**  
17'10" 8'3"  
Velux window and single glazed window to the rear aspect.

**Annex**  
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**Entrance Hall**  
7'9" x 6'5"  
Front door, tiled floor and three storage cupboards.

**Hallway**  
12'6" x 3'1"  
Single glazed window to the rear aspect, stairs to first floor landing, tiled floor, radiator, door leading to the main house and power points.

**Kitchen**  
6'11" x 6'4"  
Two double glazed windows to the front aspect, range of base and wall units with roll top work surfaces, tiled floors, space for electric cooker, space for undercounter fridge, plumbed for washing machine, sink and drainer unit, tiled splash back, storage cupboard and power points.

**Sitting Room**  
11'7" x 14'5"  
Double glazed bay window to the rear aspect, laminate laid wood style floor, radiator, feature fireplace with open fire, TV point and power points.

**First Floor Landing**  
3'5" x 5'11"  
Double glazed sash window to the rear aspect.

**Bedroom 1**  
8'5" x 14'3"  
Double glazed sash window to the rear aspect, radiator, feature fireplace and power points.

**Bedroom 2**  
7'6" x 14'4"  
Double glazed sash window to the rear aspect, radiator, cupboard housing boiler and power points.

**Bathroom**  
6'11" x 7'10"  
Single glazed sash to the front aspect, laminate laid wood style floor, part tiled walls, three piece suite comprising of: panel enclosed bath with mixer taps and electric shower, wash hand basin with pedestal and low flush WC, radiator and extractor fan.

**Garden**  
Mainly laid to lawn with plant and shrub boarders, patio areas, pond, external power points, potting shed with power and lighting.

**Garden Room**  
13'9" x 13'3"  
Double glazed French doors to the front aspect, double glazed window to the front and side aspects, three Velux windows, floor boards, Belfast sink, stairs down to the garage and power points.

**Garden Room WC**  
3'2" x 7'11"  
Low flush WC, wash hand basin without pedestal, vinyl floor and extractor fan.

**Double Garage**  
15'2" x 21'3"  
Up and Over door, power and lighting.

**Parking**  
Driveway with off road parking for 2 cars.











Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>m</sup>

4139.32 ft<sup>2</sup>

384.56 m<sup>2</sup>

Reduced headroom

152.28 ft<sup>2</sup>

14.15 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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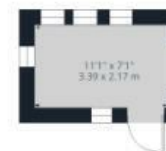
Ground Floor Building 2



Floor 1 Building 2



Floor 2 Building 2

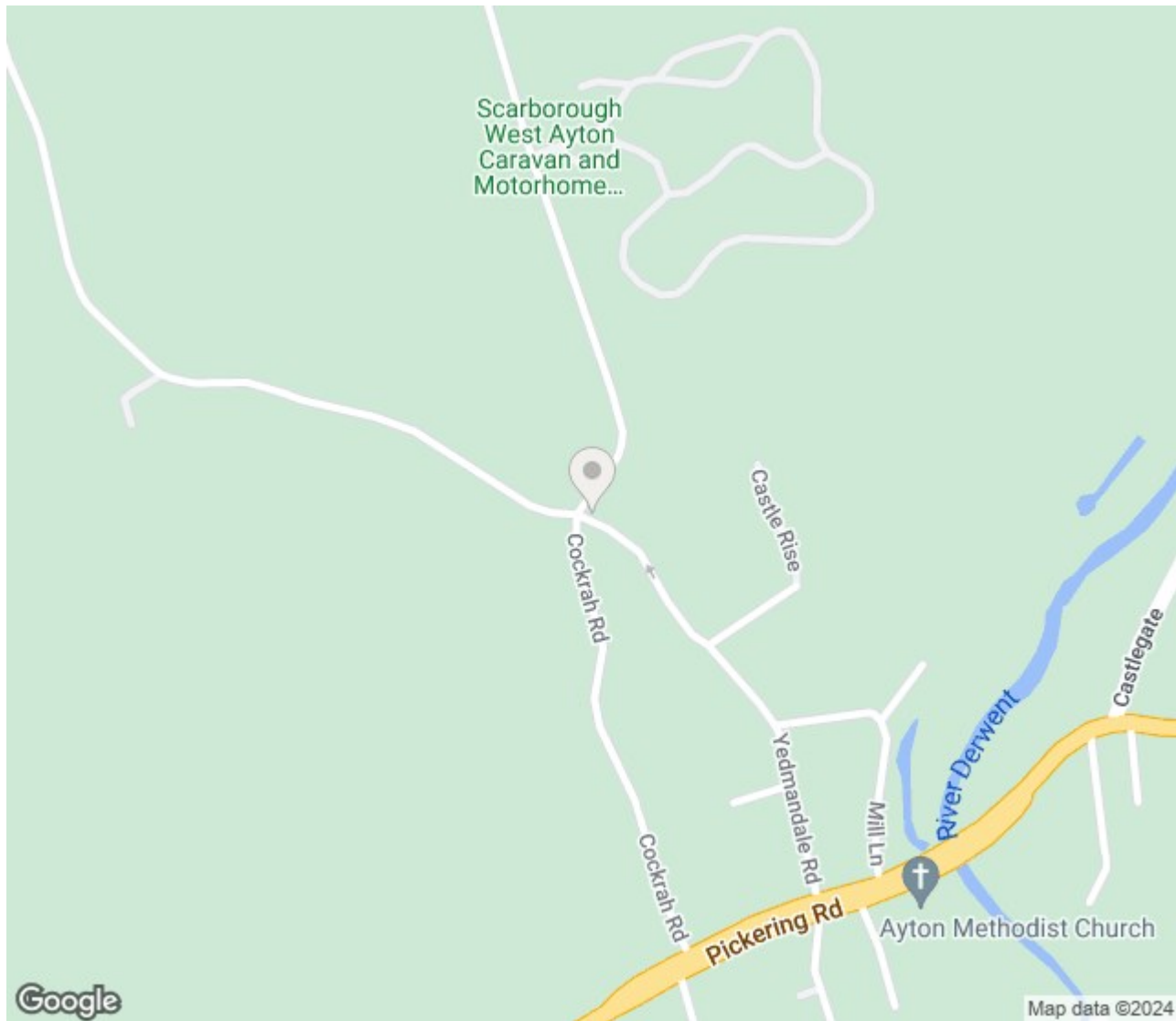


Ground Floor Building 3

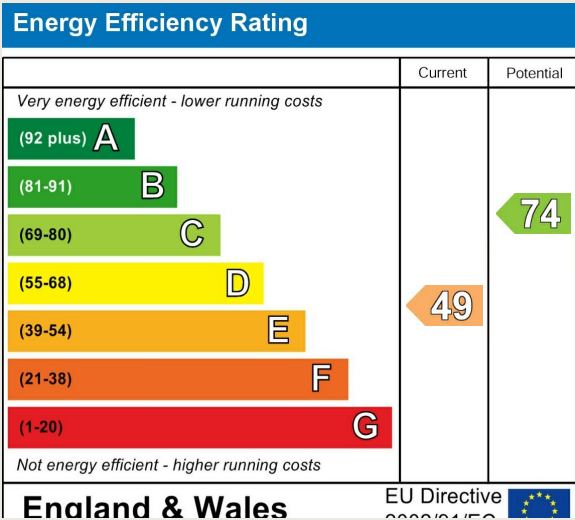








# ENERGY PERFORMANCE CERTIFICATE



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33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | [scarborough@hunters.com](mailto:scarborough@hunters.com)













