



## 29 Hall Garth Lane

West Ayton, Scarborough, YO13 9JA

£240,000



We are delighted to offer to the market this three-bedroom dormer bungalow, situated in the highly sought-after village of West Ayton. Set in a generous plot with a large garden that extends down to the River Derwent, the property offers a rare opportunity to create a substantial family home in a peaceful, picturesque location.

The accommodation briefly comprises a ground-floor entrance leading to a lounge, kitchen/diner with utility, along with a bedroom and a family bathroom. To the first floor is 2 further bedrooms, providing versatile accommodation suitable for families or those seeking additional space.

Whilst the property requires a full programme of modernisation throughout, we feel it offers enormous potential to extend, reconfigure, or refurbish to create a bespoke home tailored to individual tastes. The extensive gardens, with direct access to the river, provide a superb outdoor space with plenty of scope for landscaping, leisure, or entertaining and subject to the relevant planning, there is scope for extending the property.

Offered for sale with no onward chain, in our opinion this property represents an excellent opportunity for buyers looking to secure a home in a desirable village location with huge potential. Early viewing is highly recommended to appreciate the possibilities on offer.



We are delighted to offer to the market this three-bedroom dormer bungalow, situated in the highly sought-after village of West Ayton. Set in a generous plot with a large garden that extends down to the River Derwent, the property offers a rare opportunity to create a substantial family home in a peaceful, picturesque location.

The accommodation briefly comprises a ground-floor entrance leading to a lounge, kitchen/diner with utility, along with a bedroom and a family bathroom. To the first floor is 2 further bedrooms, providing versatile accommodation suitable for families or those seeking additional space.

Whilst the property requires a full programme of modernisation throughout, we feel it offers enormous potential to extend, reconfigure, or refurbish to create a bespoke home tailored to individual tastes. The extensive gardens, with direct access to the river, provide a superb outdoor space with plenty of scope for landscaping, leisure, or entertaining and subject to the relevant planning, there is scope for extending the property.

Offered for sale with no onward chain, in our opinion this property represents an excellent opportunity for buyers looking to secure a home in a desirable village location with huge potential. Early viewing is highly recommended to appreciate the possibilities on offer.

## Area Map



### Entrance Porch

### Hallway

Lounge 16'0" x 11'10" (4.9 x 3.63)

Kitchen/Diner 10'9" x 8'7" (3.3 x 2.62)

Utility Room 7'10" x 4'3" (2.4 x 1.31)

Bedroom 1 12'4" x 10'9" (3.77 x 3.3)

Bedroom 2 12'1" x 10'9" (3.7 x 3.3)

Bedroom 3 3.43 x 2.5

### Outside

To the front is a hard landscaped garden and driveway leading to the garage.

At the rear of the property is an extensive garden, mainly laid to lawn with

### HMRC

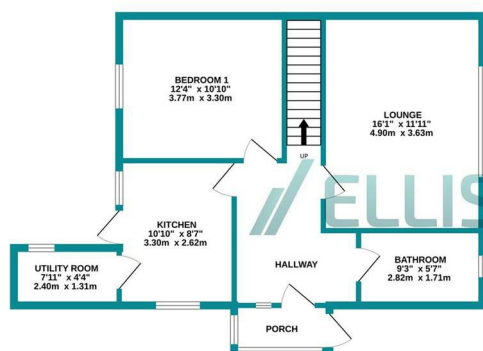
If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our associated compliance partner and a fee will be payable for further details.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

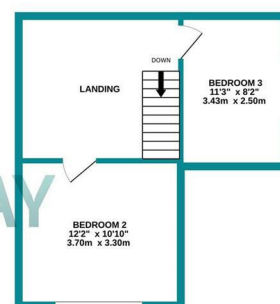
## Council Tax Band: D

## Tenure: Freehold

GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA - 1003 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreox ©2025

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property