7 Lairs Lane | Snainton, Scarborough

A two bedroom semi-detached bungalow with front and rear gardens situated in this elevated position in the heart of this picturesque village.

- A spacious semi-detached bungalow
- Kitchen, Living room
- Lawned garden, driveway & garage
- Popular village location
- 2 Bedrooms, Bathroom

Guide Price £165,000

BoultonCooper

BC
Est. 1801

7 Lairs Lane | Snainton, Scarborough

ACCOMMODATION

ENTRANCE
11'5" x 4'5" plus 5'3" x 3'7" (3.48m x 1.35m plus 1.60m x 1.09m)
Via side uPVC entrance door to entrance hall, double radiator, laminate wood floor.

ENTRANCE HALL
Radiator, base unit housing the meters, access to roof space, doors to;

BREAKFAST KITCHEN
10'5" x 11'5" (3.18m x 3.48m)
Front aspect uPVC double glazed window, a range of fitted wall and base mounted units with work surfaces over, inset single stainless steel sink and drainer, electric cooker, plumbing for automatic washing machine.

LIVING ROOM
15'6" x 11'5" (4.72m x 3.48m)
Front aspect uPVC double glazed window, radiator, two wall light fittings, fitted carpet, TV aerial point, gas fireplace on tiled hearth, stone surround and timber mantelpiece.

BEDROOM 1
12'7" x 10'5" (3.84m x 3.18m)
Rear aspect uPVC double glazed window, radiator, fitted carpet.

BEDROOM 2
12' x 7'5" (3.66m x 2.26m)
Rear aspect uPVC double glazed window, radiator, fitted carpet.

BATHROOM
7'11" x 4'11" (2.41m x 1.50m)
A white three piece suite comprising; panelled bath with shower over, pedestal wash hand basin and low level wc. Side aspect opaque uPVC double glazed window, radiator, tiled walls.

OUTSIDE
To the front is a small lawned garden and a tarmac driveway giving off street parking for up to two cars (part covered). To the rear is a low maintenance gravelled garden with a small garage / storage space, outside tap.

BC
Est. 1801

GARAGE
18'2" x 8'6" (5.54m x 2.59m)
Double doors to front, electric and power, timber framed Kingspan, concrete floor.

VIEWING
Strictly by appointment with the Agents,

DIRECTIONS
Leave Malton on the A64 towards Scarborough, go through Rillington village and proceed for about a mile then take the left turn signposted Snainton. Follow this road through Yedingham to a T Junction in Snainton, turn right and proceed through Snainton as you are leaving Snainton, Lairs Lane is the turning on the left. The property is located on the left hand side and can be identified by the BoultonCooper "For Sale" board.

SERVICES
Mains water, electricity, gas and drainage. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

TENURE
We understand to be freehold with vacant possession on completion.

COUNCIL TAX
We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

ENERGY PERFORMANCE RATING
Assessed in Band D. The full EPC document can be viewed online or at our Malton Office.

BC
Est. 1801

7 Lairs Lane | Snainton, Scarborough

VIEWING

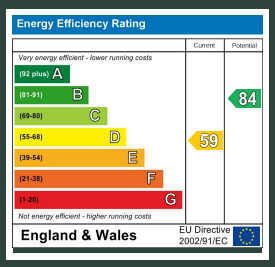
Strictly by appointment with the Agents.

COUNCIL TAX BAND

B

ENERGY PERFORMANCE RATING

D



St Michaels House Market Place, Malton, YO17 7LR
t: 01653 692151
e: malton@boultoncooper.co.uk

boultoncooper.co.uk

Regulated by RICS

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.
BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC Est. 1801