



## 38 Station Road, Snainton | Scarborough

A spacious two bedroom detached bungalow, situated within this convenient location in the village of Snainton between Malton, Pickering and Scarborough. The property does provide scope for modernisation with the potential to create a delightful home in this popular village location.

- Two bedroom detached bungalow
- Two double bedroms and bathroom
- Private driveway with ample off street parking
- NO ONWARD CHAIN
- Kitchen, living room, dining room
- Adjoining garage, good-sized gardens to the front and rear
- Conveniently located between Pickering and Scarborough

**Guide Price £255,000**





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## ACCOMMODATION

### ENTRANCE HALL

17' x 4' widens to 9'4" (5.18m x 1.22m widens to 2.84m)

Opaque uPVC double glazed entrance door, storage cupboard, single radiator.

### SITTING ROOM

12'4" x 14'11" (3.76m x 4.55m)

Gas fireplace with tiled surround hearth and mantel, circular window to the side, uPVC double glazed window to the front, double radiator.

### DINING ROOM

12'4" x 13'7" (3.76m x 4.14m)

uPVC double glazed window to the rear, double radiator.

## KITCHEN

10' x 10'11" (3.05m x 3.33m)

Range of fitted wall and base mounted units with work surfaces over, single stainless steel sink and drainer, gas cooker and hob, plumbing for washing machine, Paquet flooring, wall mounted Worcester gas fired boiler, double radiator, loft hatch, uPVC double glazed door to outside.

## BEDROOM 1

15'10" x 9'10" (4.83m x 3.00m)

Fitted wardrobes housing hot water cylinder, single radiator, uPVC double glazed window to the rear.

## BATHROOM

7'8" x 6' (2.34m x 1.83m)

White three piece suite comprising panelled bath with Mira electric shower over and glazed screen, pedestal wash hand basin within vanity unit, low flush wc, 2no. opaque uPVC double glazed windows to the side, part tiled walls, double radiator.



## BEDROOM 2

11'5" x 10'5" (3.48m x 3.18m)

Single radiator, uPVC double glazed window to the front.

## GARAGE

16'4" x 9'7" (4.98m x 2.92m)

Electric power and lighting.

## OUTSIDE

Lawned gardens front and rear, private driveway to side leading to the rear of the property providing generous off street parking. stone wall boundary.

## WHAT3WORDS

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## 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

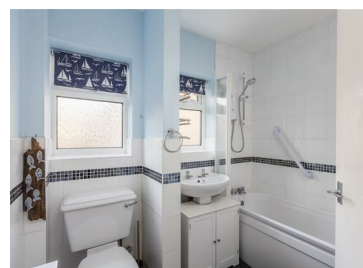
We understand to be freehold with vacant possession on completion.

## COUNCIL TAX

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

## ENERGY PERFORMANCE CERTIFICATE

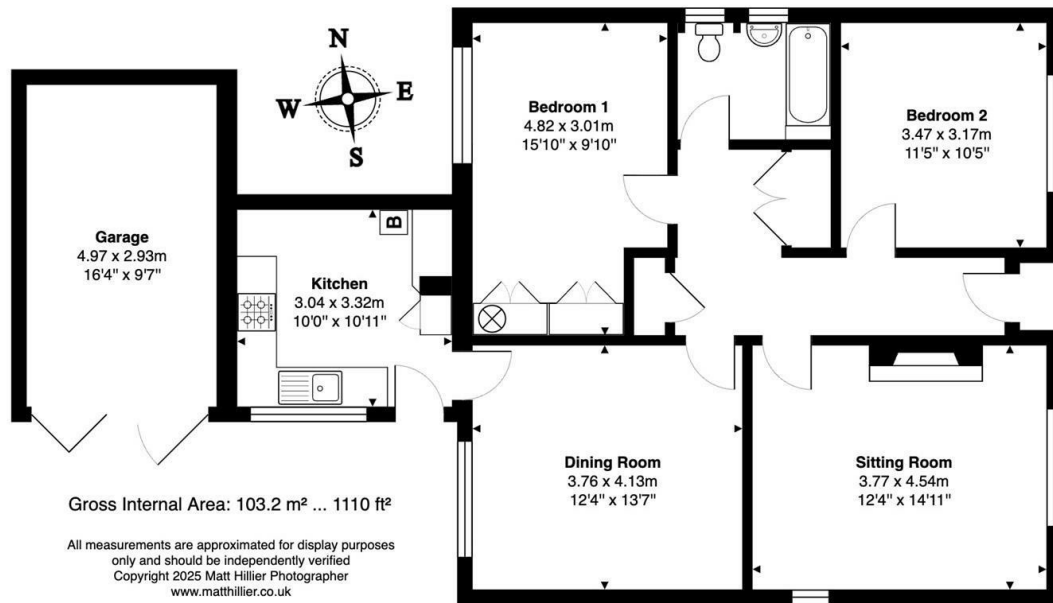
Assessed in Band D. The full EPC document can be viewed online or at our Malton Office.





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38 Station Road, Snainton, YO13 9AP



## VIEWING

Strictly by appointment with the Agent.

## COUNCIL TAX BAND

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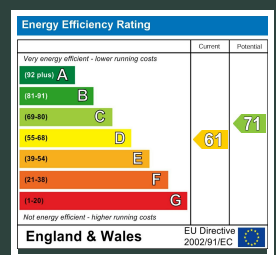
## ENERGY PERFORMANCE RATING

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## 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.

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**BC**  
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