

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



50 STATION ROAD, SNAINTON, SCARBOROUGH, YO13 9AP

A well positioned detached village property that might benefit from some updating

Entrance Hall

Dining Room/Bedroom 3

Sitting Room

Kitchen with Pantry

Shower room

Two Further Bedrooms

Bathroom

Separate WC

Rear Porch

Two Store Rooms

Oil Central Heating

Part Double Glazed

Detached Garage

Two Driveways

EPC Rating G

PRICE GUIDE: £270,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Station Road extends south of the A170 that runs through Snainton Village. It is lined by a mixture of property types from old character cottages to more modern properties. Number 50 is a brick built and rendered, detached house which faces East with a low maintenance front garden and a larger garden to the rear, and an additional timber framed outbuilding.

The accommodation is over two floors and benefits from part double glazing and oil fired central heating. From the entrance hall at the side of the house there is a sitting room overlooking the rear garden. This links, through glazed doors to a dining room that might easily offer an option as a third bedroom; served by a ground floor shower room. The kitchen has an adjoining pantry and also links to a couple of store rooms accessed through a rear porch. Upstairs there are two bedrooms, a bathroom and a separate wc.

No.50 has two drives either side of a gravelled front garden planted with spring bulbs and alpiners. Immediately to the rear of the house is a larger garden area that is again down to low maintenance gravel. There is also a timber framed detached garage, the central heating boiler and it related oil tank.

This property will benefit from a significant program of updating yet would ideally suit a first time buyer or a family looking for an affordable, pleasant village property with potential to improve.

General Information

Location: Snainton lies along the A170 Thirsk to Scarborough road, approximately 12 miles from Malton and 7 miles from Pickering. Both these market towns provide a wide range of shopping, schooling and recreational amenities and there is a train station at Malton with rail links to the City of York where there is a network service to London in under 2 hours. Snainton itself has a number of retail and recreational facilities including a well used village hall with post office and sport field, golf driving range, riding stables and livery, two pubs with catering and a well regarded primary school.

Services: Mains water and electricity are connected. Oil fired central heating. Mains drainage.

Council Tax: We are advised the property falls in band C.

Tenure: We are informed by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering. Tel: 01751 472800

Directions: Travelling into Snainton along the A170 from a westerly (Pickering) direction, pass Hodgsons car show room and the turn off for the A64 on the right hand side of the road. Take the second next available right hand turn sign posted Station Road. Continue towards the end of the street with no.50 being on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.

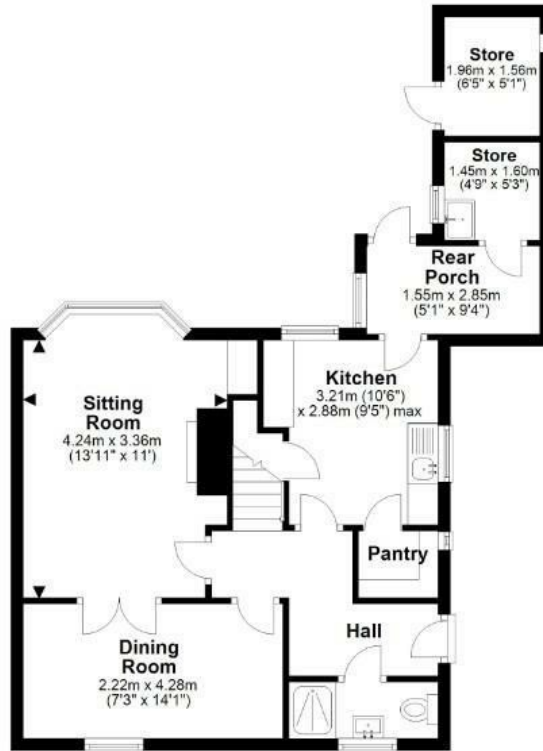
Postcode: YO13 9AP



Accommodation

Ground Floor

Approx. 55.8 sq. metres (598.7 sq. feet)




First Floor

Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 90.3 sq. metres (971.9 sq. feet)
50 Station Road, Scarborough

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	19	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		
		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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