



WILLOWGREEN

ESTATE AGENTS



**54a St Hildas Street
Sherburn, Scarborough YO17 8PH**

£300,000

A spacious TWO Bedroom detached bungalow situated in the village of SHERBURN giving good access to Malton, Scarborough and Driffield. The accommodation briefly comprises front door, entrance, lounge, conservatory, modern kitchen/diner, two bedrooms, modern bathroom,

Externally there OFF STREET PARKING and a WORKSHOP for storage. MATURE garden.

Available to let on an Assured Short hold Tenancy Agreement for 6 MONTHS renewable by agreement.

No pets preferred.

ENTRANCE HALL

UPVC double glazed window and UPVC double glazed door to the front aspect, radiator and power points.

LOUNGE

16'4" x 11'11" (5.00m x 3.65m)



UPVC double glazed Bow window to the front aspect, TV point, feature fireplace with electric fire, radiator, points, patio doors to the side giving access to the conservatory.

CONSERVATORY

10'11" x 10'11" (3.35m x 3.35m)



UPVC double glazed windows to the front, rear and side aspects, French UPVC doors to the rear aspect giving access to the patio area. Radiator, power points, tiled flooring.

KITCHEN/ DINING ROOM

18'6" x 10'11" (5.64m x 3.35m)



Two UPVC double glazed windows to the rear aspect, UPVC double glazed door to the rear giving access to the rear driveway and parking. Range of shaker style wall and base units with roll top work surface, enamel sink and drainer, integrated dishwasher, integrated electric oven and four ring induction hob, extractor hood, space for fridge freezer, radiator and power points.

BEDROOM ONE

14'6" x 8'11" (4.42m x 2.74m)



UPVC double glazed windows to the rear aspect, fitted wardrobes, radiator and power points.

BATHROOM



UPVC double glazed window to the rear aspect, modern white three piece suite comprising of low flush WC, vanity wash hand basin, walk in level double shower, vertical radiator, tiled flooring.

BEDROOM TWO

14'0" x 8'5" (4.27m x 2.59m)



UPVC double glazed window to the front aspect, storage cupboard, radiator and power points.

GARAGE/WORKSHOP

22'11" x 11'11" (7.00m x 3.65m)



Window to the front and side, UPVC double glazed Window and UPVC double glazed door to the rear aspect, previous owners used as a garage, current owners use as a work shop / utility area. Range of wall and base units, plumbing for washing machine, space for tumble dryer, power points and lights.

OFF STREET PARKING



Low maintenance off street driveway accessed by the double wooden gates, ample parking for numerous vehicles including caravan, horse trailer etc. Side gate leading to the side patio area.

SIDE PATIO AREA



Side gate leading to the Low maintenance patio area with raised flower beds / veg beds, water feature, outside power points. Decking area ideal for table and chairs. This area can be accessed via the conservatory.

FRONT GARDEN



Mature front garden with laurel bushes over looking the war memorial, laid to lawn with flower and bush borders.



