

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

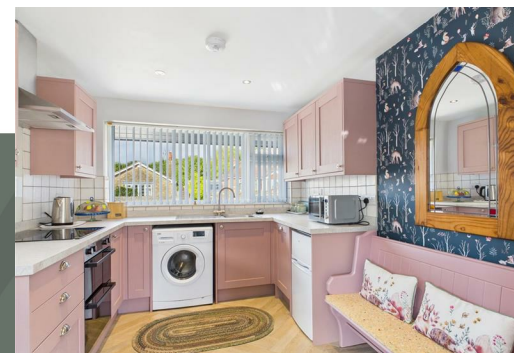
43, Station Road, Scarborough, YO13 9AP £275,000

Welcome to 43 Station Road, a beautifully kept and subtly modern bungalow situated in the sought-after village of Snainton. Offering well-proportioned living and a secure garden, this home is perfectly suited to downsizers, couples, or anyone seeking stylish single-level living.

The property features two generous double bedrooms and a spacious bathroom complete with both a separate bath and shower, combining practicality with comfort. At the heart of the home sits a bright and inviting living room, flooded with natural light and opening through French doors to the rear garden, ideal for relaxing or entertaining. The open-plan layout leads seamlessly into a striking kitchen, designed with a bold pink finish, offering integrated appliances, excellent storage, and a touch of unique personality.

Outside, the property enjoys a private and secure garden space, alongside a garage and an attached brick-built shed, providing plenty of practical storage.

With its combination of charm, modern touches, and village setting, 43 Station Road offers a rare opportunity to enjoy easy, stylish living in this well-connected North Yorkshire location.



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6-8 Market St, Malton, North Yorkshire YO17 7LY

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KITCHEN
10'5" x 8'11" (3.19 x 2.73)

LIVING ROOM
10'2" x 17'11" (3.10 x 5.47)

HALLWAY
10'5" x 2'10" (3.18 x 0.88)

BEDROOM ONE
10'4" x 13'8" (3.15 x 4.17)

BEDROOM TWO
10'5" x 10'5" (3.18 x 3.19)

BATHROOM
8'1" x 8'9" (2.47 x 2.67)

SHED
11'5" x 7'6" (3.48 x 2.29)

EXTERIOR

LOCATION

COUNCIL TAX BAND C

EPC RATING D

LOCATION

Nestled on the edge of the North York Moors National Park, Snainton is a charming and well-connected village offering the perfect blend of rural tranquility and everyday convenience. With a welcoming community feel, the village features a range of local amenities including a village shop, pub, primary school, and village hall.

Snainton is ideally positioned between Scarborough and Malton, providing excellent road links to the coast, the A64, and beyond, making it an attractive option for commuters, downsizers, or anyone looking to enjoy a quieter lifestyle while staying connected. Surrounded by beautiful countryside and just a short drive from the popular seaside towns of Scarborough and Whitby, Snainton is a fantastic base for exploring all that North Yorkshire has to offer.

