

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://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



**56, Station Road, Scarborough, YO13 9AP**  
**£250,000**

Charming 3-Bedroom Semi-Detached Home in Idyllic Village Setting

Nestled in the heart of a picturesque village, this delightful three-bedroom semi-detached home beautifully blends traditional charm with modern comforts. From the moment you arrive, the gravelled driveway and attractive stone boundary wall offer a warm welcome.

Step inside to a character-filled living room, featuring a striking bay window and stunning wooden floors. A log burner set within a brick chimney breast with a stone hearth creates the perfect cosy focal point for relaxing evenings.

The heart of the home is the spacious kitchen and dining area. The shaker-style kitchen boasts timber worktops, integrated dishwasher and cooker hood and an attractive Belfast sink. A second log burner is set into a stone hearth with an oak mantle, and a stable door leading out to the side of the property. French doors from the dining area open onto a lovely patio, ideal for entertaining.

Upstairs, the front-aspect master bedroom features a charming cast iron fireplace, adding a touch of period elegance. The family bathroom includes a fully tiled bath area and a modern towel radiator.

The rear garden is a true highlight, offering a peaceful retreat with a patio area, raised planters, and a pergola providing extra style. A large timber outbuilding offers versatile storage or potential for workshop space.

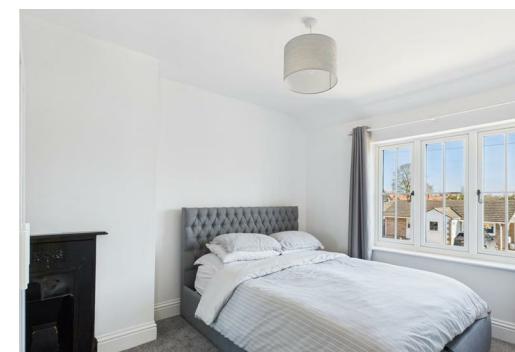
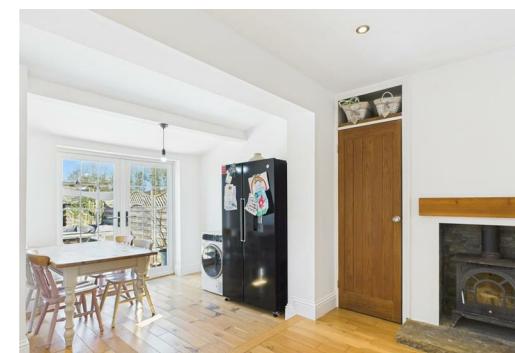
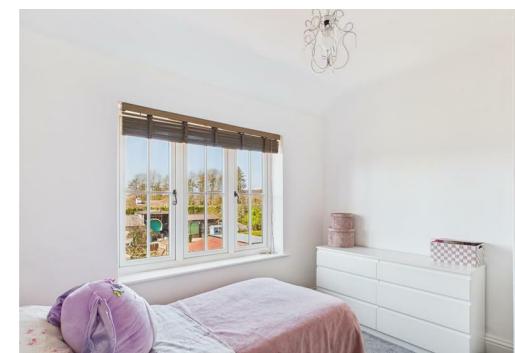
With UPVC windows throughout, classic styling, and thoughtful features, this home is ready to welcome its next owners. A rare find in a sought-after village location—early viewing is highly recommended.



# 56 STATION ROAD

## LOCATION

Nestled on the edge of the North York Moors National Park, the picturesque village of Snainton offers a delightful blend of rural tranquility and convenient access to both countryside and coast. This sought-after North Yorkshire village is ideal for those seeking a slower pace of life while remaining well-connected to key destinations including Scarborough, Pickering, and Malton, all within easy driving distance.



## HALLWAY

4'5" x 4'1" (1.37 x 1.27)

## LIVING ROOM

11'8" x 11'6" (3.58 x 3.53)

## KITCHEN/DINING

17'5" x 9'11" (5.31 x 3.03)

## LANDING

5'10" x .305'1" (1.79 x .93)

## BEDROOM 1

11'10" x 9'8" (3.63 x 2.97)

## BEDROOM 2

8'4" x 10'2" (2.56 x 3.12)

## BEDROOM 3

8'8" x 6'6" (2.65 x 1.99)

## BATHROOM

5'8" x 5'9" (1.75 x 1.76)

## GARDEN

## COUNCIL TAX BAND B

## EPC RATING

## SERVICES

Electric heating and log burning stove.

