

43 STATION ROAD, SNAINTON



Detached bungalow set upon a large corner plot and providing a good range of well-presented, modern accommodation, situated within this well served village.

678 square feet of accommodation which has been newly improved:

Entrance Hall - Living Room – Breakfast Kitchen

Two double bedrooms – bathroom with separate shower

Attractive rear garden. Garage and off-street parking

Upvc throughout and Gas fired central heating.

NO ONWARD CHAIN

OFFERS IN THE REGION OF £245,000

Detached bungalow, providing comfortable and modern accommodation, together with an attractive and easy to care for garden and with off-street parking and a large garage.

Well presented throughout the accommodation has recently been improved, with new laminate wood flooring laid and replacement composite front and side doors and redecoration throughout. In all the bungalow amounts to 678 ft² and in brief comprises: entrance hallway, living room with multi fuel stove and open through to the front facing breakfast kitchen. Two double bedrooms, with the largest of the two having fitted wardrobes and a generously proportioned bathroom with separate shower.

43 Station Road sits in an attractive, corner plot, with a generous level of parking on the driveway to the side, single garage with adjoining shed/workshop and lawned garden to three sides.



Station Road is well placed to be within easy reach of Snainton's amenities. Snainton is a well-served village some eight miles to the east of Pickering and approximately nine miles from Scarborough. The village has a primary school, doctors' surgery, recreation ground, parish church, two pubs and fish and chip takeaway with small shop and is also well placed for access to the A64 and the railway station at Malton.

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Composite front door. Laminate wood floor. Half panelled walls. Radiator. Loft inspection hatch.

SITTING ROOM

5.50 m(18'1") x 3.15 m(10'4")

Dual aspect room with casement windows to the side and rear; overlooking the garden. Cast iron multi fuel stove set upon a stone hearth. Wall light points. Television point. Telephone point. Laminate wood floor.



KITCHEN

3.20 m(10'6") x 2.72 m(9'0")

Range of cream gloss base and wall units with granite effect worktops incorporating single bowl stainless steel sink unit with mixer tap. Integrated electric oven. Integrated four ring hob with a chrome extractor fan overhead. Integrated fridge freezer. Integrated dishwasher. Washing machine point. Casement window to the front. Coving. Composite stable door out to the side. Tiled floor. Electric fuses. Recessed ceiling lights.



BEDROOM ONE

4.20 m(13'9") x 3.20 m(10'6")

French windows opening out onto the decking. Casement window to the rear. Wardrobes with glass fronts. Coving. Radiator.



BEDROOM TWO

3.20 m(10'6") x 3.10 m(10'2")

Casement window to the side. Television point. Radiator.



BATHROOM

2.40 m(7'10") x 1.70 m(5'7")

Bath with a tiled surround. Separate corner shower cubicle. Pedestal wash hand basin. Wash hand basin. Chrome heated ladder towel rail. Pair of casement windows to the front. Airing cupboard housing Ideal gas fired central heating boiler. Tiled floor. Half tiled walls.



OUTSIDE

GARDEN

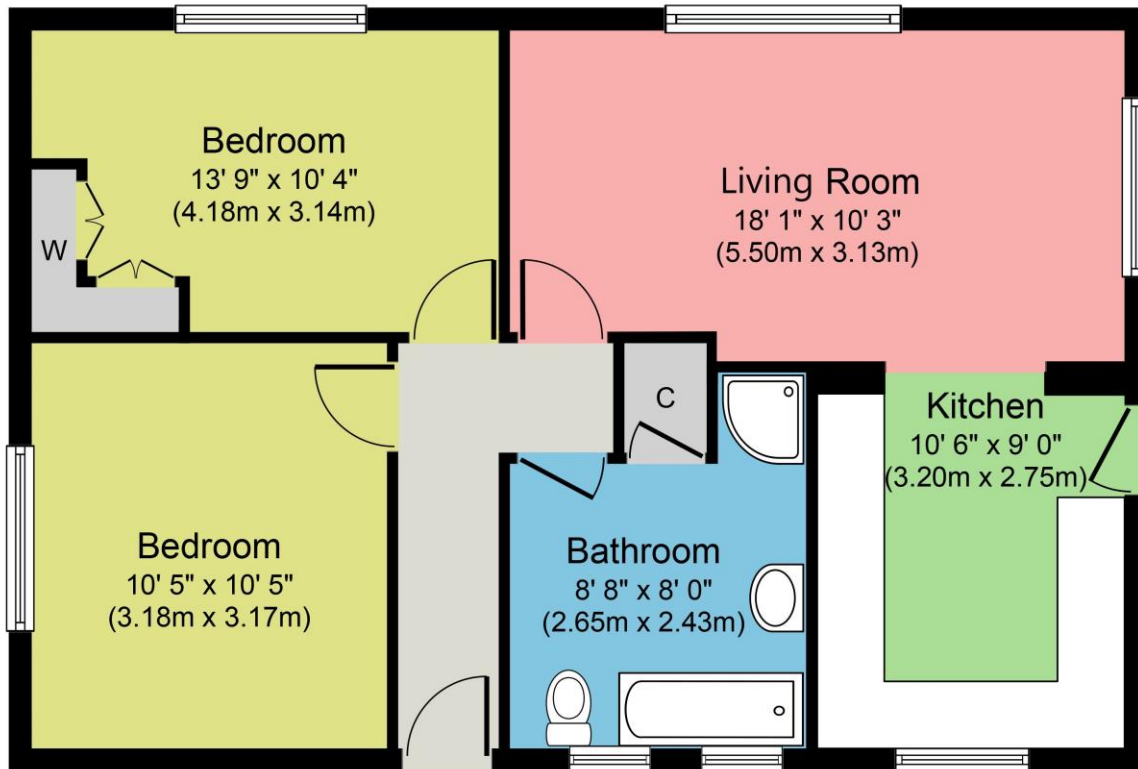
43 Station Road is set upon a generous corner plot with lawned gardens which wrap around the property to three sides, enclosed by mature hedging. To the side is a lengthy driveway leading up to the single garage.

GARAGE

7.00 m(23'0") x 2.80 m(9'2")

Up and over door. Electric light and power.





Approximate Floor Area
676 sq. ft.
(62.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

Services: Mains water, drainage, gas and electric.
 Post Code: YO13 9AP
 Council Tax: Band C.
 EPC: Current D68 – Potential B85
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
 Viewing: Strictly by appointment with the Agent's Pickering office.

ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

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