



colin ellis

Station Lane

Cloughton, Scarborough, YO13 0AD

Colin Ellis welcome to the market a DETACHED house set within the DESIRABLE VILLAGE of Cloughton. This TWO bedroom property has been in the family for 26 years. This well loved property offers an entrance hall with FEATURE staircase, TWO reception rooms, KITCHEN/DINER, loft room, DRIVE and GARDENS. NO ONWARD CHAIN.

Guide Price £310,000





Briefly comprising of a large vestibule, hallway with dark wood staircase, lounge, conservatory and a dual aspect kitchen/diner. The first floor offers two double bedrooms and a family bathroom. There is also a drop down ladder leading to the loft which has been used as an office. Outside is a gated drive leading to the hedged side and rear garden. There is also pleasant views across the open fields to the rear.

VESTIBULE

11' 1" x 6' 10" (3.4m x 2.1m)

Coving, double glazed window to the side, double glazed door to the front, radiator and large cupboard.

HALLWAY

10' 2" x 9' 2" (3.1m x 2.8m)

Two uPVC double glazed windows with side aspect, two radiators, built in cupboard, coving, power points and stairs with half landing to first floor.

KITCHEN/DINER

27' 2" x 8' 2" (8.3m x 2.5m)

Range of base, wall and drawer units, wood worktop, tiled splash back, integrated oven, gas hob, space for fridge and freezer, space for washing machine, space for tumble dryer, sink with drainer unit and mixer tap, coving, power points, three uPVC double glazed windows with side and front aspect, uPVC double glazed door to the side and two radiators.

LOUNGE

15' 8" x 11' 9" (4.8m x 3.6m)

uPVC double glazed window with side aspect, uPVC sliding door to conservatory, gas fire, radiator, coving and power points.

CONSERVATORY

12' 5" x 11' 9" (3.8m x 3.6m)

Double glazed windows with side and rear aspect, doors to the side and radiator.





BEDROOM ONE

15' 8" x 11' 1" (4.8m x 3.4m)

uPVC double glazed window with front aspect, radiator, fitted wardrobe and power points.

BEDROOM TWO

15' 8" x 11' 9" (4.8m x 3.6m)

uPVC double glazed window with rear aspect, radiator and power points.

BATHROOM

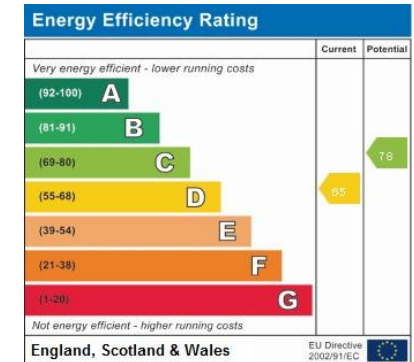
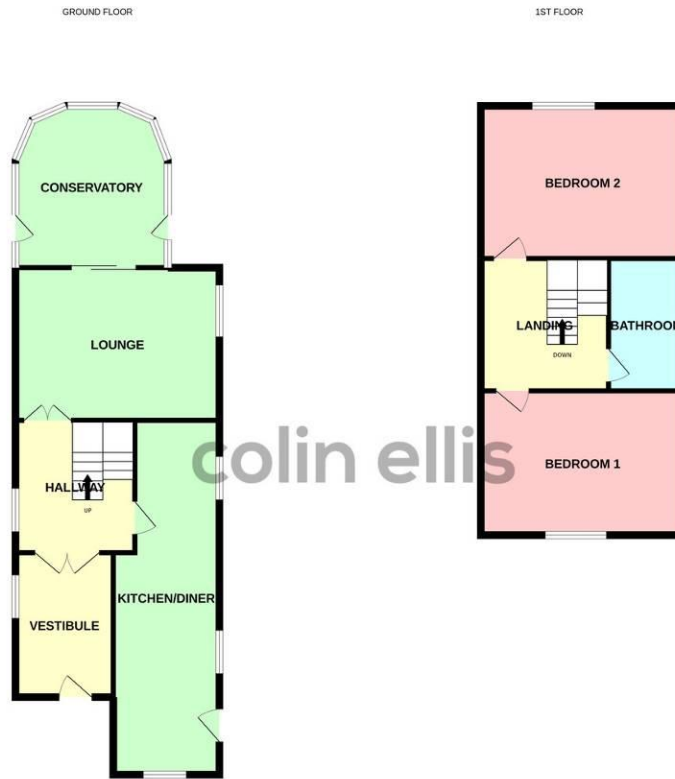
10' 2" x 5' 10" (3.1m x 1.8m)

Shower cubicle with electric shower, hand basin with pedestal, WC, uPVC double glazed window with side aspect and radiator.

OUTSIDE

To the front is a gated walled and hedged block paved drive. The rear and side is mainly laid to lawn with views over open fields.





Station Lane - Reference Number : 12183

Council Tax Band: D

Tenure: Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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