

102 HIGH STREET SNAINTON



A beautifully presented semi-detached property providing three double bedrooms accommodation, off-street parking and attractive grounds.

1,300 square feet. Entrance Hall – Utility and Cloak Room – Dining Kitchen – Sitting Room
On the First Floor: Three bedrooms; all of which are doubles and the house bathroom with shower
Gas central heating and double glazing.
Ample off street parking and garage store.
Attractive gardens to the rear

GUIDE PRICE £295,000

Semi detached family home, providing stylish, refurbished accommodation with a lovely open plan layout, plenty of off street parking and landscaped garden to the rear.

102 High Street is situated on the eastern side of the village with a sunny south facing aspect. The accommodation has been highly improved over the past three years and provides an attractive range of well-presented accommodation. Over 1,300 square feet in total the accommodation provides the following: entrance hall, utility with cloakroom, large breakfast kitchen which opens round to a dining area and a large front facing sitting room with open fire.

Upstairs are three bedrooms, all of which are doubles and a generous house bathroom with bath and separate shower. The property is Upvc double glazed and has a full gas fired central heating system.



102 High Street has an attractively laid out garden to the rear, combining easy to care for lawn and stone paved patio and entertaining area. There is ample off street parking to the front on the driveway and useful storage within the garage store.

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 HALL

Composite front door. Laminate wood floor. Portrait panelling. Radiator. Stairs up with under stairs fitted storage.

UTILITY ROOM/CLOAKROOM

2.00 m (6'7") x 1.91 m (6'3")

WC and wash hand basin set into a fitted vanity. Base units and fitted shelving. Gas fired central heating boiler set within a concealed cupboard. Electric fuses. Automatic washing machine point. Tumble drier point. Radiator. Laminate floor.

DINING KITCHEN

6.20 m (20'4") max x 6.20 m (20'4") max

A stylish range of gloss fronted fitted kitchen cabinets with a mixture of butcher block worktops and white Minerva tops incorporating one and a half bowl sink unit with mixer tap. Range of integrated appliances; electric oven and microwave. Neff induction hob with extractor overhead. Integrated dishwasher. Wood effect flooring. Curved island unit with seating. Open through to the living or dining area. Door out to the rear. Two windows to the rear. Window to the side. Vertical radiator. Exposed brick work to part. Fully glazed French doors though to the Sitting Room.



LIVING ROOM

7.60 m (24'11") x 4.34 m (14'3")

Casement window to the front. Open fire with a brick and stone surround and hearth. Radiator. Television point.



FIRST FLOOR

LANDING

Portrait panelled walls. Window to the half landing. Loft access hatch with a drop down ladder, the loft is part boarded for storage.

BEDROOM ONE

4.49 m (14'9") x 4.00 m (13'1")

Casement window to the rear elevation. Portrait panelling to part. Range of joiner made bedroom furniture. Dressing table. Radiator. Television point.



BEDROOM TWO

3.42 m (11'3") x 3.10 m (10'2")

Casement window to the front with a far-reaching view. Radiator. Fitted wardrobe with sliding doors.



BEDROOM THREE

3.40 m (11'2") x 2.73 m (8'44")

Casement window to the rear. Radiator. Portrait panelling.



BATHROOM

3.40 m (11'2") x 2.00 m (6'7")

Heritage style fittings with low flush WC, pedestal wash hand basin and claw foot bath. Walk in shower cubicle. Stone tiled flooring. Wainscot panelling. Column radiator with towel rail. Window to the front. Recessed lights.



OUTSIDE

GARAGE STORE

2.55 m (8'2") x 2.50 m (8'2")

Electric up and over door. Electric light and power.



We warrant every attempt has been made to ensure the accuracy of the floor plan contained herein. 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.

Council Tax: Band D.

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.

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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