



89 High Street
Snainton, North Yorkshire YO13 9AJ
Offers over £199,950


WILLOWGREEN
ESTATE AGENTS

End terraced two bedroom property located in the rural village of Snainton, this Grade II listed two bedroomed cottage is said to be part of the old jail and courthouse dating back to the 1700's with bags of character. In 2018 the property obtained planning permission for a proposed side extension to the existing garage to provide a garden room with conservatory.

The property briefly comprises; kitchen/dining area, sitting room with stairs leading to the first floor. To the first floor is one master bedroom, second bedroom and house bathroom. The property also benefits from double glazing and gas central heating, an outbuilding with plumbing and electric. The garden is located at the top of the shared access driveway and enjoys spectacular farmland views and scope to further develop the existing summerhouse.

Snainton is a pleasant residential village with good local facilities positioned between Pickering and Scarborough on the A170. The North York Moors National Park lies within 5-10 minutes drive to the north.

EPC RATING D



KITCHEN/DINING AREA 8'5" x 11'4" (2.58 x 3.47)

Windows to rear and side aspect, door to side aspect, range of bespoke built base and wall units with mottled effect work surfaces, ceramic sink and drainer with mixer tap, tiled splash backs, ceramic hob with overhead extractor unit, single electric oven, built in microwave, space for undercounter freezer, space for undercounter fridge, exposed beams, inset ceiling lights, tiled flooring, radiator, power points

UTILITY/OUTBUILDING 8'3" x 4'8" (2.53 x 1.43)

Lighting, power points, plumbing for washing machine, gas combi boiler.

SITTING ROOM 11'8" x 11'2" (3.57 x 3.41)

Windows to front and side aspect, exposed ceiling beams, inset ceiling lights, wooden flooring, staircase to first floor, under stairs storage area, feature range fireplace, power points.

FIRST FLOOR LANDING

Loft hatch access.

BEDROOM ONE 9'2" x 8'7" (2.80 x 2.62)

Window to front aspect, built-in wardrobes/storage cupboards, radiator, power points.

BEDROOM TWO 8'4" x 6'0" (2.55 x 1.84)

Window to side aspect, power points, radiator.

BATHROOM

Window to rear aspect, three piece suite in white comprising; panel bath with mixer taps, electric overhead shower, wash hand basin set into storage unit, low level WC, mainly tiled walls, heated towel rail.

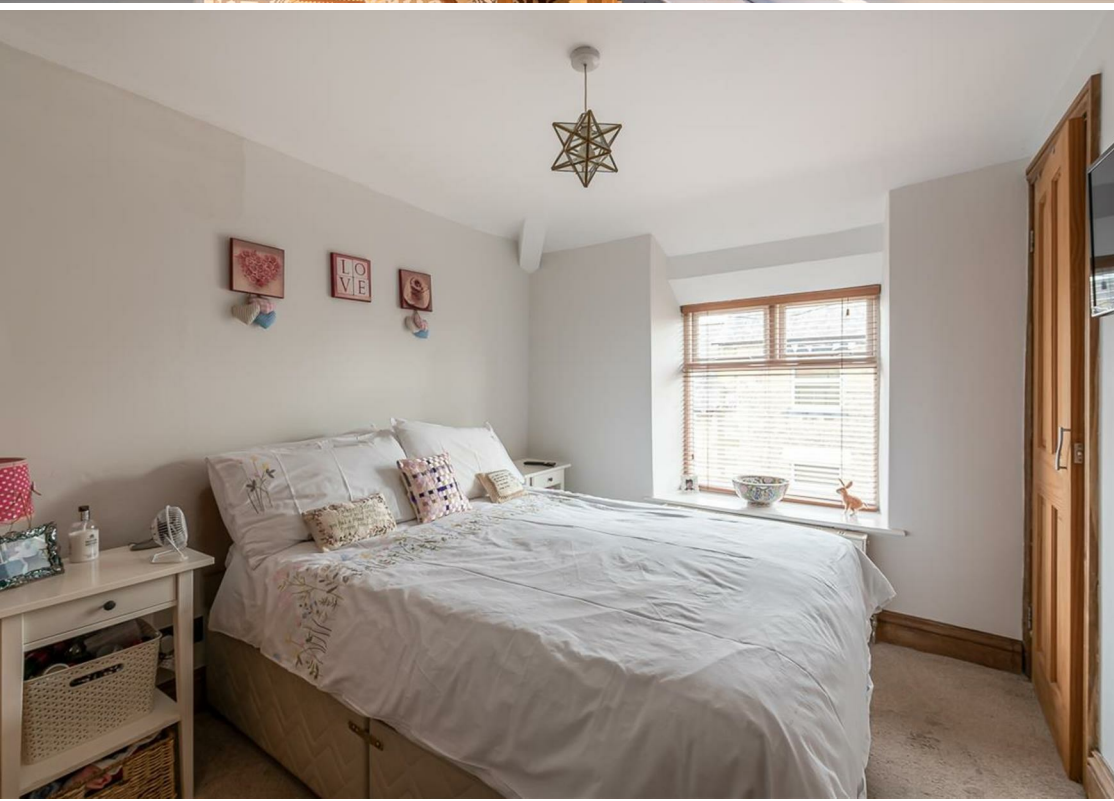
GARDEN

At the top of the shared access driveway there is a good sized lawn garden with views and parking for multiple vehicles, shed and greenhouse.

SUMMER HOUSE 11'0" x 20'10" (3.37 x 6.36)

In 2018 the current owners obtained planning permission for a proposed side extension to the existing garage to provide a garden room with conservatory. The current owners have started this works and the foundations, first fix electrics and plumbing are done.

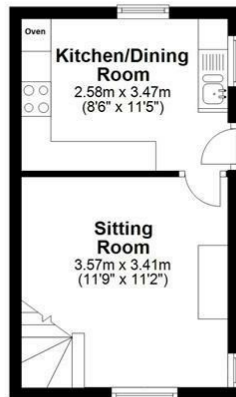
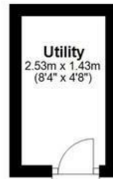
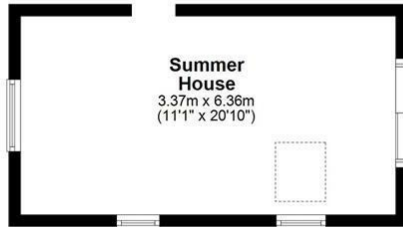
COUNCIL TAX BAND B





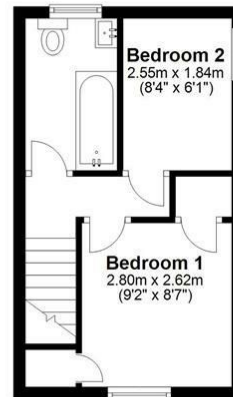
Ground Floor

Approx. 46.9 sq. metres (505.0 sq. feet)

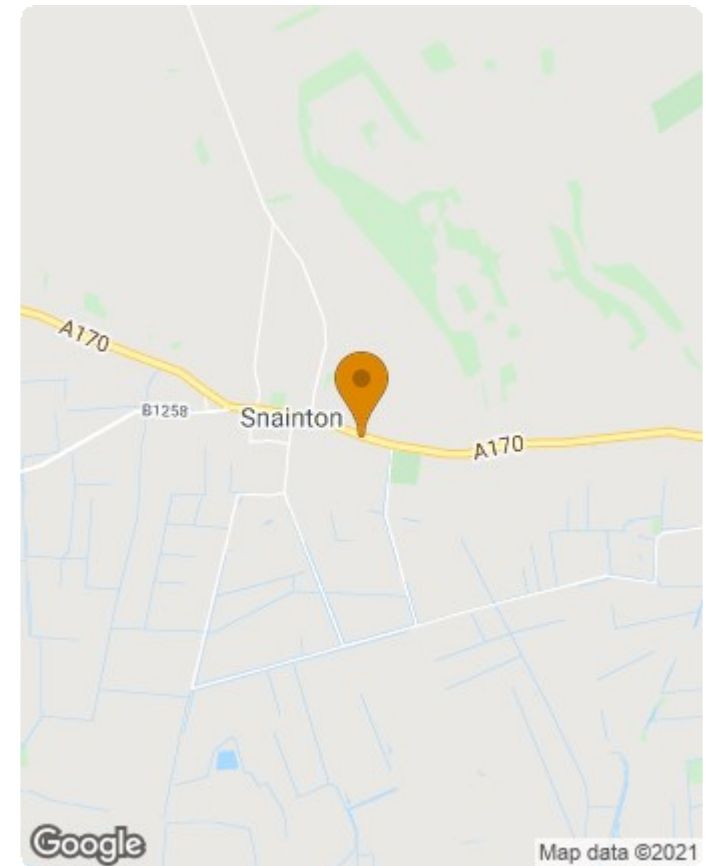


First Floor

Approx. 21.9 sq. metres (235.5 sq. feet)



Total area: approx. 68.8 sq. metres (740.4 sq. feet)
89 High Street, Snainton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	56	60

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			
England & Wales	EU Directive 2002/91/EC		



01653 916 600 | enquiries@willowgreenestateagents.co.uk

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

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398