



**92 High Street**  
**Snainton, North Yorkshire YO13 9AJ**  
**Guide price £180,000**

  
**WILLOWGREEN**  
ESTATE AGENTS

92 high street is a two double bedroom detached stone village cottage with a lovely blend of period and contemporary features. This property is offered to the market with no onward chain and has been renovated to a high standard in recent years by the current vendors. It benefits from recently installed double glazed windows, a combi boiler and fully renovated bathroom.

The property comprises; entrance, living room, open plan dining kitchen, two double bedrooms and bathroom internally with a low maintenance sun trap garden to the rear.

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 E



**ENTRANCE HALL**

Door to front aspect, tiled flooring, stairs to first floor landing.

**SITTING ROOM**

Window to front aspect, exposed brick feature fireplace with open fire, wall lights, storage cupboard, power points, TV point, radiator

**KITCHEN/DINER**

Window to side aspect, door to side aspect, wood effect flooring, exposed beams, range of wall and base units with roll top work surfaces, tiled splashback, space for washing machine, space for dishwasher, single electric oven, space for fridge/freezer, stainless steel sink and drainer with mixer tap, integrated extractor hood, power points, radiator,

**FIRST FLOOR LANDING**

Radiator, power points

**BEDROOM ONE**

Windows to front and side aspect, wood effect flooring, radiators, power points, over stairs storage cupboard

**BATHROOM**

Window to side aspect, wood effect flooring, fully tiled walls, low flush WC, wash hand basin with pedestal, heated towel rail, extractor fan, freestanding bath with shower over and glass screen, airing cupboard with recently installed combi boiler.

**BEDROOM TWO**

Window to side aspect, exposed beams, radiator, power points

**GARDEN**

Fully enclosed low maintenance garden with views of the wolds, shed, raised patio area.

**PARKING**

On street parking

**SERVICES**

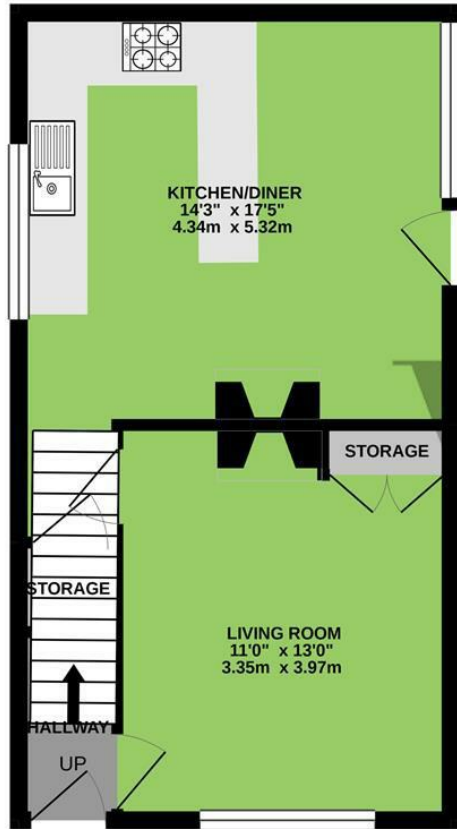
Mains gas, electric and drainage

**COUNCIL TAX BAND A**

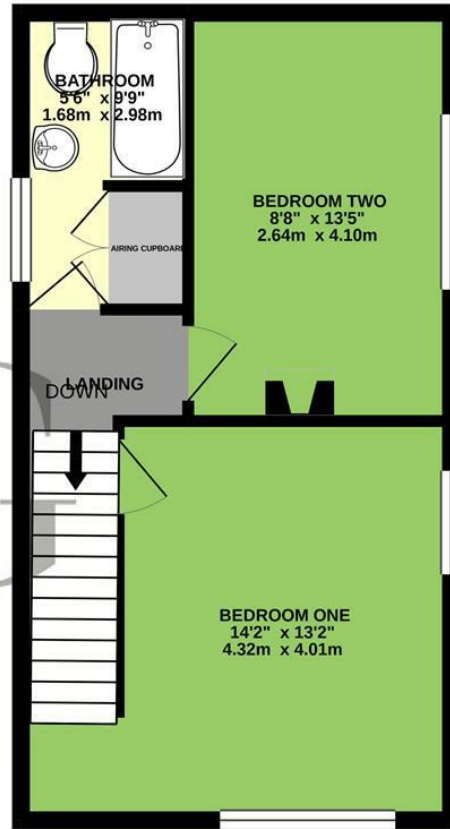




GROUND FLOOR  
368 sq.ft. (34.1 sq.m.) approx.

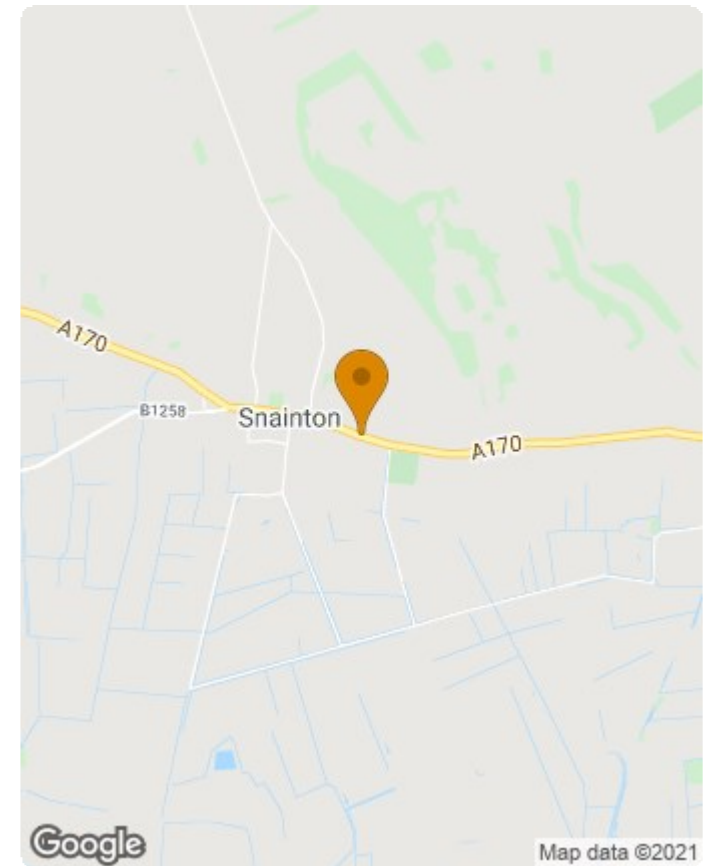


1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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