



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
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	69
(39-54) E	73
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916 600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

**9, High Street, Scarborough,
Yorkshire, YO13 9AE**
Guide price £165,000

Croft Cottage is a charming two double bedroom cottage with lovely period features. This property is offered to the market with no onward chain.

The property comprises; kitchen/dining room and sitting room with log burner on the ground floor, to the first floor is two bedrooms and the house bathroom. Outside is a open courtyard area with space for parking and a garage with off road parking.

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



PORCH

Tiled flooring, door to side aspect, power points, space for washing machine, space for tumble dryer.

UTILITY/HALL

Tiled floor, storage cupboard

KITCHEN/DINER

7'7" x 15'5" (2.33m x 4.71m)
Door to front aspect, window to rear aspect with window seat, range of base and wall units with roll top work surfaces, stainless steel sink and drainer, recessed spotlights, space for gas range cooker, space for freestanding fridge/freezer, tiled flooring, radiator, power points

SITTING ROOM

9'4" x 15'5" (2.86m x 4.71m)
Window to front aspect, exposed beams, log burner with wooden mantle, tiled hearth, radiator, power points.

FIRST FLOOR LANDING

Window to rear aspect

BEDROOM ONE

9'4" x 12'4" (2.86m x 3.78m)
Window to front aspect, built-in wardrobe, radiator and power points

BEDROOM TWO

7'7" x 9'6" (2.33m x 2.90m)
Window to front aspect, power points and radiator

HOUSE BATHROOM

7'7" x 5'11" (2.33m x 1.81m)
Window to rear aspect, three piece suite comprising panel enclosed bath with shower over, low flush WC, wash hand basin with pedestal, radiator, part tiled.

GARAGE

Off-road parking space and garage

OUTSIDE

COUNCIL TAX BAND B

SERVICES

Mains gas, boiler installed November 2020

TENURE

Freehold

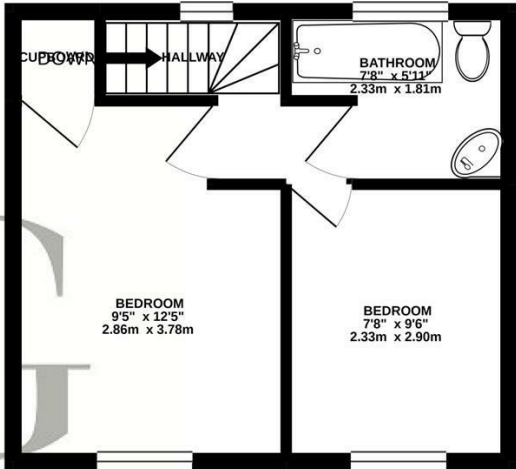
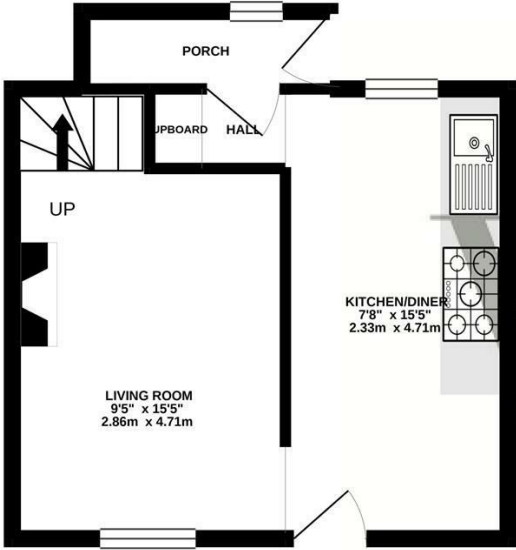
ADDITIONAL NOTES

A new combi boiler was fitted in November 2020.
The property was re-roofed in 2012.



GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.

1ST FLOOR
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 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.
Made with Metropix ©2020