



49 Main Street

Irton, Scarborough, YO12 4RJ

Asking Price £515,000



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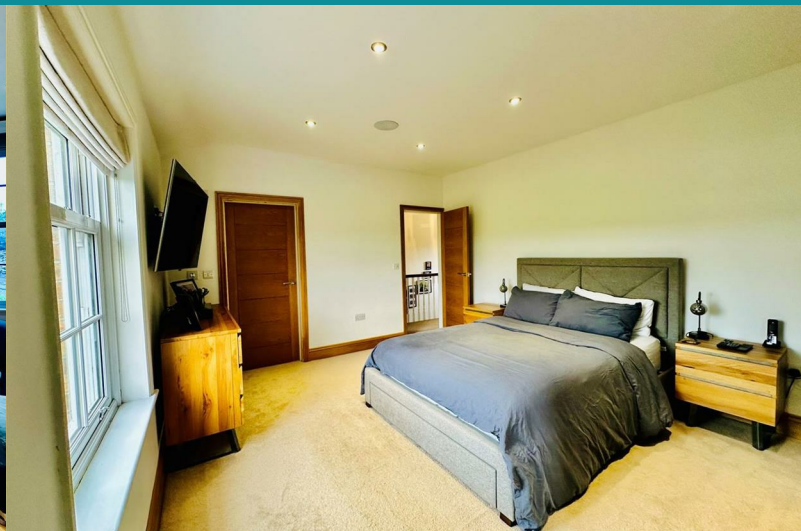
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Front Entrance

UPVC door with lights and ornamental storm porch over.

Hallway

Inset spotlights, coving, deep skirting boards and oak flooring. Cupboard housing Cat 6 Wired/IT & AV distribution centre and plumbing for all ground floor underfloor heating.

Lounge

25'8" x 16'0" (7.84 x 4.9)

Triple aspect room with UPVC sash windows overlooking front and side, plus bay fronted windows and UPVC doors giving access to the rear garden. Open original fireplace with stone hearth, tiled surround and feature mantle. Bespoke floor to ceiling bookshelves. Inset spotlights, inset speakers in the ceiling, coving, oak flooring and deep skirting boards.

Dining Room

15'1" x 13'1" (4.61 x 4.01)

Front facing UPVC sash windows. Inset spotlights, inset speakers in the ceiling, coving, oak flooring and deep skirting boards. Fireplace with tiled surround and feature mantle.

Cloakroom

Low level flush WC, handbasin and vanity unit below with tiled splashback. Inset light, extractor fan and Oak flooring.

Kitchen

19'4" x 14'6" (5.91 x 4.43)

Range of wall, base, drawer and pantry style cupboards in grey on the base and cream on the wall, co-ordinating granite worktop and upstand with inset 1 and a half sink unit with mixer tap. Space for Rangemaster Range with 2 ovens/grill and warmer cabinet, 5 gas rings and a griddle plate with extractor over and tiled splashback. Space for American style fridge freezer. Inset spotlights, under cabinet lighting and inset speakers in the ceiling. With 3 UPVC sash windows over 2 sides of the property and door leading to Utility Room.

Utility Room

5'1" x 5'1" (1.57 x 1.56)

With space for washing machine and ducting for a tumble dryer. Consumer unit and solar panel unit.

Landing

With radiator, overhead light and UPVC sash window overlooking the rear of the property. Large Storage cupboard housing water tank and boiler. Access to the loft.

Bedroom 1

16'0" x 12'2" (4.88 x 3.72)

Double bedroom with fitted Sharps wardrobe/storage. Dual aspect UPVC sash windows. Inset spotlights, ceiling speakers and radiator. Access to

En suite

10'2" x 7'6" (3.1 x 2.3)

Plumbing in place for you to make this the en suite of your dreams.

Bedroom 2

15'1" x 13'3" (4.61 x 4.06)

Rear facing room with UPVC sash windows. Fitted Sharps wardrobe with a variety of storage solutions including dressing table. Inset spotlights, ceiling speakers and radiator.

Bedroom 3

16'0" x 10'1" (4.88 x 3.08)

Front facing double bedroom with UPVC sash window. Fitted wardrobes with mirrored doors. Inset spotlights, ceiling speakers and radiator.

Bedroom 4

14'6" x 10'2" (4.43 x 3.12)

Double bedroom with dual aspect UPVC sash windows. Inset spotlights, ceiling speakers and radiator.

Bathroom

10'8" x 8'11" (3.27 x 2.74)

Hand basin with vanity unit below, close coupled WC and bath with waterfall tap and shower head. Inset TV screen above the bath. D shaped Glass shower enclosure with modern bar mixer shower and inset storage cubes in the tiled surround. Tiled walls with feature mosaic panel in shower area. Inset ceiling lights, ceiling speakers and extractor fan. Frosted UPVC sash window overlooking the side of the property. Tiled flooring and towel rail.

Outside

The enclosed rear garden has gated access to the rear driveway and garage. York Stone patio area with path, mature hedges and fences. Lawned areas and raised borders Step up to a York Stone patio area with inset floor lighting and rear lighting.

At the rear of the property is a block paved driveway leading to the garage.

Garage

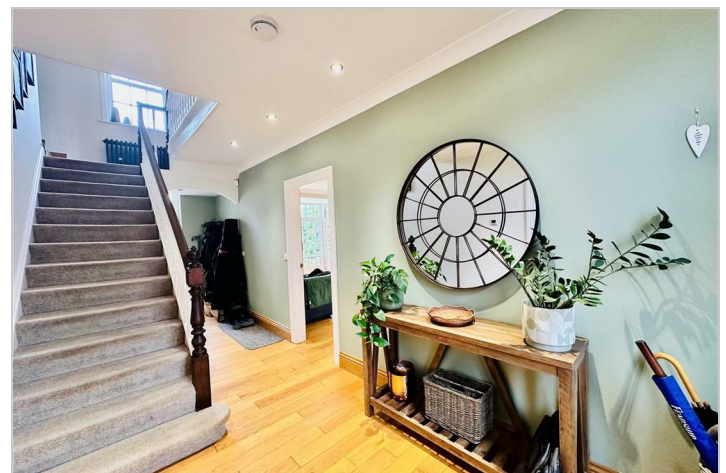
Accessed from the rear of the property with electric door and personnel door to the garden. Lighting and power.

Directions

What 3 Words

///jabs.blows.princely

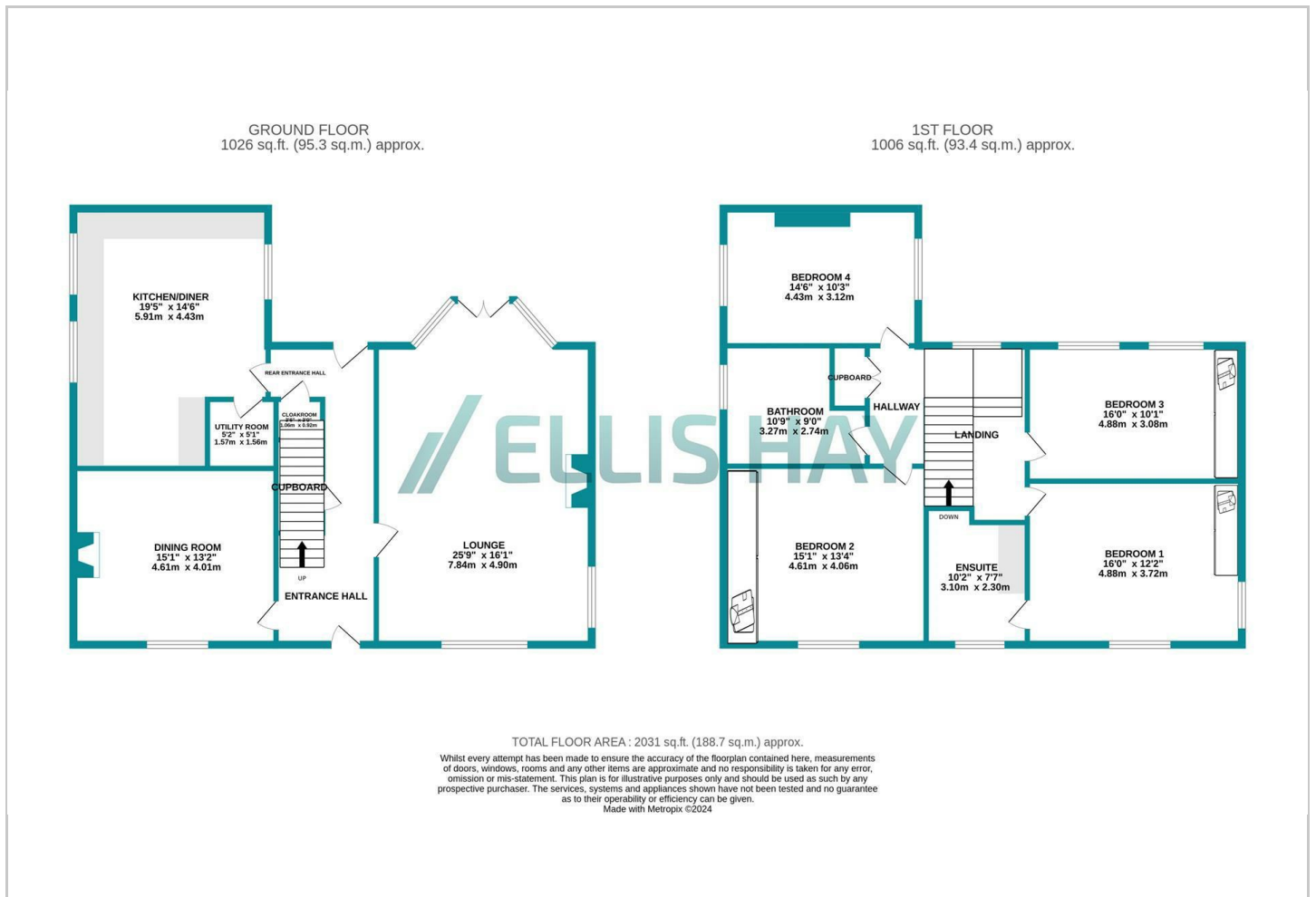
Tel: 01723 350077



Hybrid Map



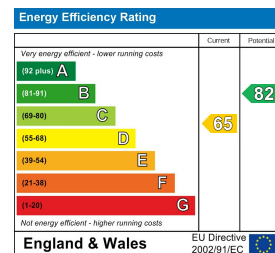
Floor Plan



Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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