



Green Lane, Lebberton

YO11 3PF

**Offers In Excess Of
£400,000**



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HUNTERS[®]
EXCLUSIVE

Green Lane, Lebberston

DESCRIPTION

Hunters are proud to present this beautifully appointed detached home, offering generous and flexible accommodation perfectly suited to modern family life.

Upon entering, you are greeted by a welcoming hallway that leads to a well-equipped kitchen and a bright, spacious living room, which flows seamlessly into a charming conservatory – ideal for year-round enjoyment. The ground floor also features a separate dining room for more formal occasions, a convenient downstairs WC, and a dedicated study that can also be used as a fifth bedroom, offering flexible living options to suit your needs.

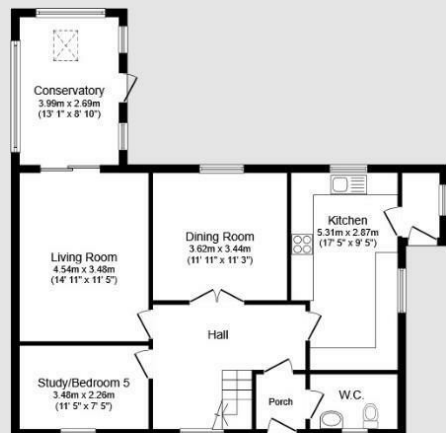
Upstairs, the principal bedroom benefits from its own en-suite shower room, while three further double bedrooms share a modern family bathroom. Externally, the property boasts a private garden, a driveway offering ample off-road parking, a garage, and a separate workshop – ideal for storage, hobbies, or DIY projects.

Lebberston is a small, picturesque village located in North Yorkshire, England, just a few miles south of the seaside town of Scarborough. Surrounded by gently rolling countryside and farmland, it offers a tranquil, rural setting with a close-knit community atmosphere. The village is known for its traditional charm, with stone cottages, a local farm shop, and easy access to scenic walking routes, including those that lead toward the nearby coast. Despite its quiet nature, it's conveniently located for exploring the Yorkshire coast and the North York Moors National Park.

This Hunters Exclusive home combines comfort, practicality, and space in a sought-after location, making it an exceptional opportunity for families and buyers alike.

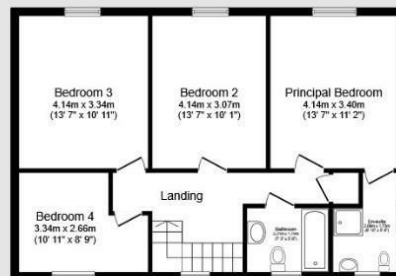






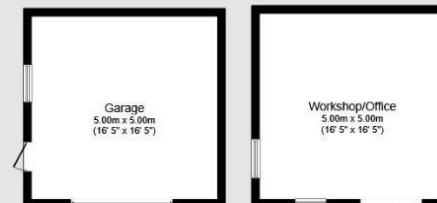
Ground Floor

Floor area 83.4 sq.m. (898 sq.ft.)



First Floor

Floor area 70.2 sq.m. (755 sq.ft.)

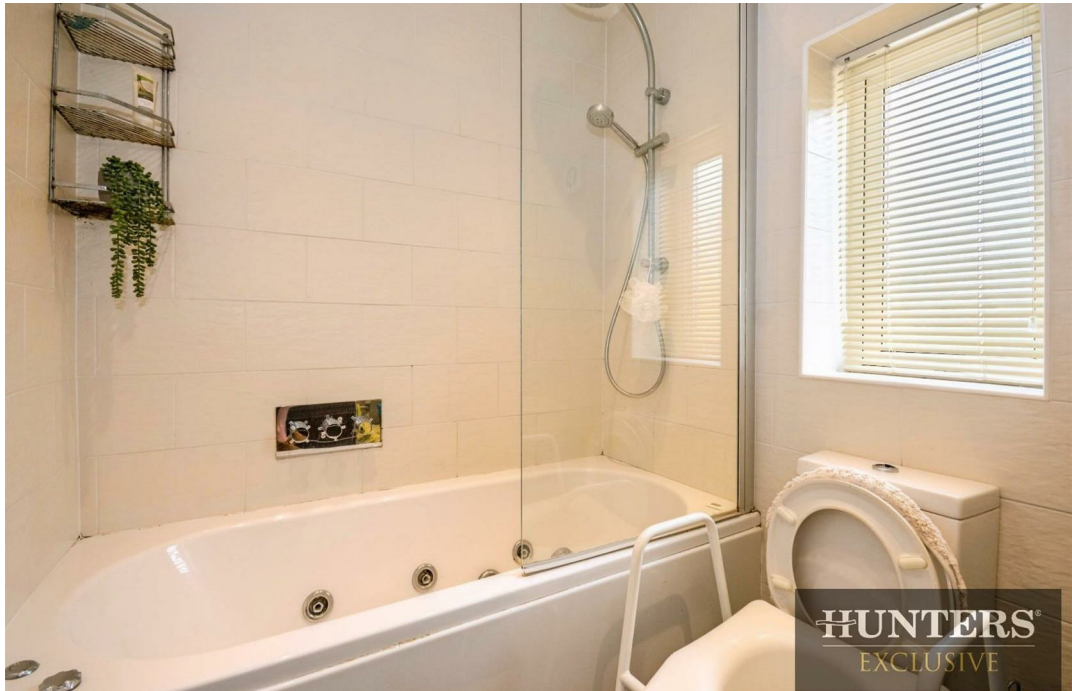


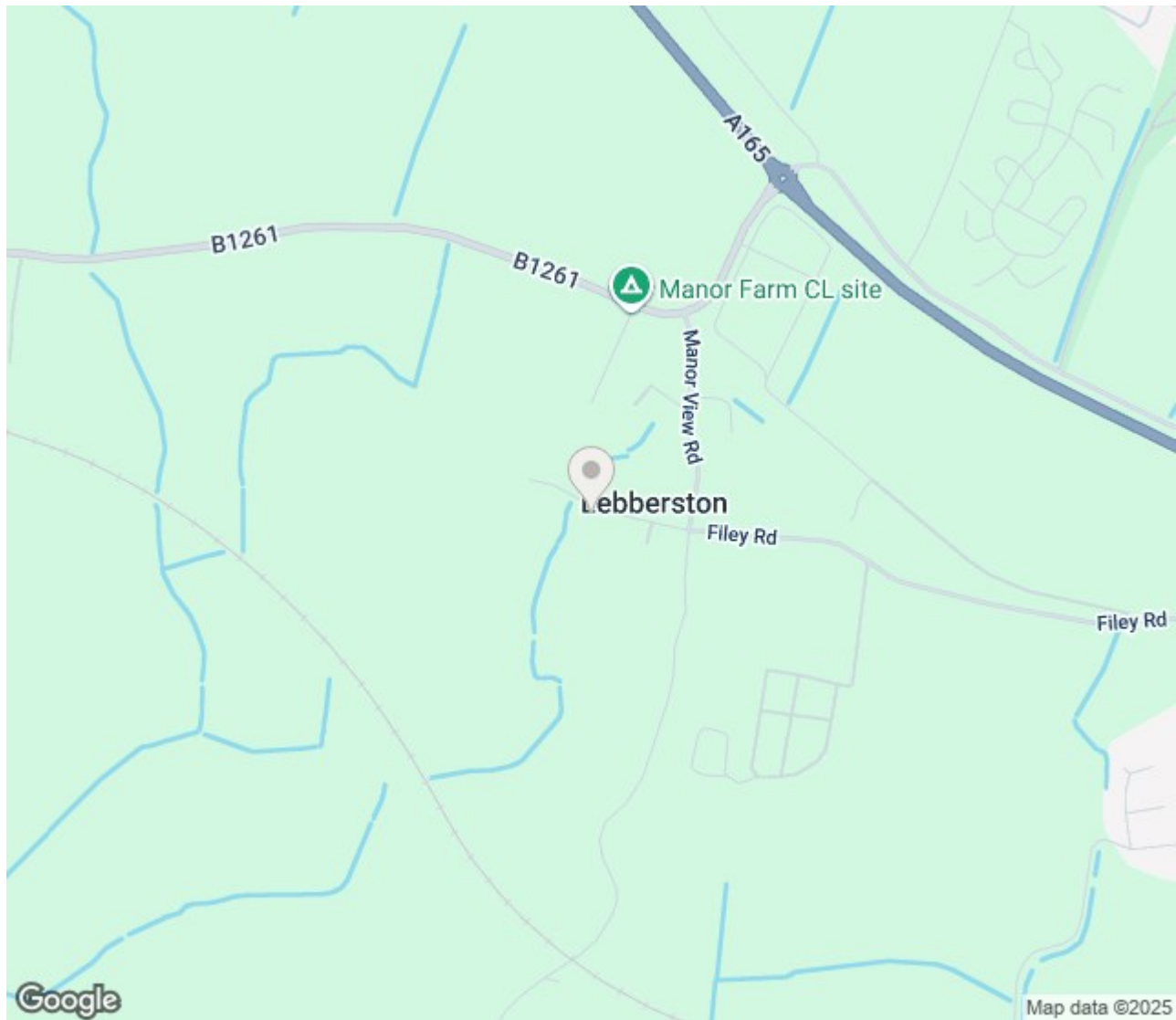
Outbuilding

Floor area 49.6 sq.m. (534 sq.ft.)

Total floor area: 203.2 sq.m. (2,187 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(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 	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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