



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 
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 

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | 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



Stone Lodge, Croft Lane, Scarborough, Yorkshire, YO13 9BH Offers in the region of £350,000

Stone Lodge is a beautifully presented detached bungalow, located in the village of Snainton on a substantial plot, with views of the open countryside, we would highly recommend viewing. Situated in a sought-after area, this house is ideal for those looking to escape to the country.

This property comprises; hallway, two generously sized bedrooms with built in storage to both, breakfast kitchen with feature seating area, dual aspect living room with feature log effect gas fire, dining room with double doors leading onto the side elevation. In addition there is a considerably designed shower room with built in storage and waterfall shower. Outside there is an external garden room and an additional shed for storage.

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 HALLWAY

LIVING ROOM

14'9" x 19'12"8" (4.51 x 5.83)
Dual aspect 19ft living room, bay window to front with plantation shutters, log effect gas fire with hearth and mantle, carpet, TV point, ceiling lights, covered radiators. Doors leading to hall and dining room.

DINING ROOM

13'10" 8'1" (4.22 x 2.47)
Leading from living room French doors to side elevation, ceiling light. radiator, carpet

KITCHEN

11'5" x 10'0" (3.49 x 3.05)
Range of modern base and wall units, integrated double oven, ceramic hob, extractor, laminate tiled effect floor 1 1/2 bowl sink and drainer with swan neck mixer tap, space for under counter fridge, freezer and dishwasher, integrated Banquette breakfast area with storage, ladder radiator.

REAR HALLWAY

14'1" x 3'0" (4.3 x 0.93)
Leading to bathroom and bedrooms

BEDROOM ONE

12'0" x 9'11" (3.66 x 3.04)
Double bedroom with front aspect bay window, plantation shutters, built in bedside storage and wardrobes, carpet, radiator.

BEDROOM TWO

9'8" x 8'10" (2.96 x 2.7)
Rear aspect bedroom, plantation shutters, double wardrobe with sliding doors, radiator.

BATHROOM

9'5" x 5'7" (2.89 x 1.72)
Newly fitted bathroom with, oversized fully tiled glazed shower enclosure, vanity wash hand basin with built in storage, WC with concealed cistern. Rainfall shower, vanity mirror with lighting, laminate wood effect flooring, towel radiator.

OUTSIDE

Beautifully landscaped gardens, driveway with ample parking, timber garden room, additional shed storage. All overlooking open countryside.

COUNCIL TAX BAND D

