



52 Main Street, Irton, Scarborough YO12 4RJ
Offers In The Region Of £300,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



IDEAL FAMILY HOME with this SEMI-DETACHED PROPERTY with THREE BEDROOMS, OPEN PLAN KITCHEN/DINER and UTILITY ROOM. The property benefits from a DRIVEWAY, SINGLE GARAGE, GENEROUS LAWNED GARDENS to the front and rear and OPEN ASPECT VIEWS to the COUNTRYSIDE. Located in the SOUGHT AFTER VILLAGE of IRTON.

The property has been well maintained with gas central heating and uPVC double glazing throughout. The accommodation briefly comprises of: the entrance hallway with stairs to the first floor, the lounge with log burner, the open plan kitchen/diner with kitchen island and new kitchen cupboards and work tops, the utility room and ground floor W/C. To the first floor lies a landing with a storage cupboard and access to the loft room that is fully boarded and has power, two double bedrooms, a single bedroom and the family bathroom with white four-piece suite. Externally, the front of the property benefits from a lawned garden, a driveway for off-street parking that leads to the single garage with light and power. The rear of the property offers a generous garden laid mainly to lawn and a paved seating area,

Irton Village is situated along a regular bus route which provides easy commuting to and from Scarborough, Pickering and Helmsley. Additionally, the neighbouring village of Seamer provides a wealth of amenities at hand including a Post Office, local shops and eateries.

Early viewing for this property is highly essential in order to fully appreciate the space, setting and surroundings this semi-detached home. If you wish to book a viewing, please contact our friendly and experienced sales team at CPH on 01723352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge
13'9" x 12'1"



Kitchen/Diner
19'8" x 9'6"

Utility Room
9'2" max x 7'2"

W/C
5'6" x 2'11"

Garage
18'8" x 9'2"

FIRST FLOOR

Landing

Bedroom 1
11'9" x 11'5"

Bedroom 2
12'1" max x 11'9"

Bedroom 3
7'6" x 6'10"

Bathroom
9'10" x 5'6"

External

The property benefits from generous lawned gardens to the front and rear and a driveway leading to the single garage with light and power.

Details

Council Tax Banding - C

LCAB 07082023

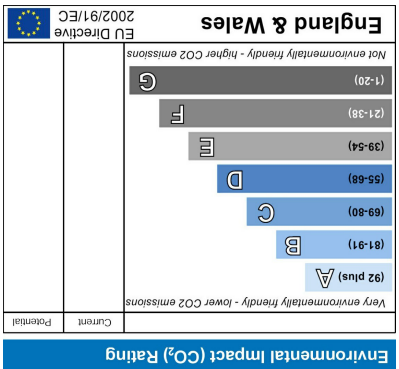
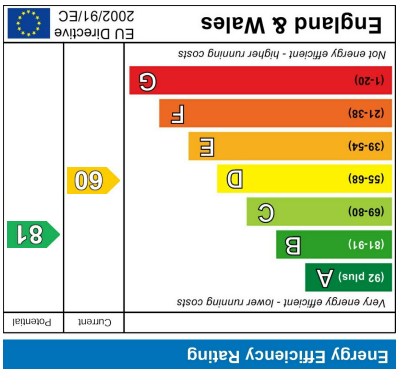


Interested? Get in touch:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



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TOTAL FLOOR AREA: 1174 sq ft (109.0 sq.m.) approx.

