



14 Lairs Crescent, Snainton, Scarborough YO13 9BQ
Offers Over £350,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Immaculately presented Elevated Split level Bungalow
- Generous Through Lounge Diner
- Four bedrooms
- Landscaped Gardens with far reaching views of the Wolds
- Integral Garage and driveway for numerous Vehicles
- Viewing highly recommended

+++ Presented to a HIGH STANDARD throughout is this ELEVATED FOUR BEDROOM DETACHED BUNGALOW which is set within the popular village of SNAINTON and benefits from OFF-STREET PARKING, GARAGE and Landscaped GARDENS.

The accommodation itself briefly comprised of an entrance hallway with doors to: a generous lounge with dining room and also off the hallway a further two bedroom, a short rise staircase leading up to a further two bedrooms and shower room and doors small step down to kitchen fitted with a range of units and a door to the integral garage. Externally, to the front of the property lies a driveway providing off-street parking and access to the garage. To the rear of the property lies a landscaped garden laid mainly to lawn with far reaching views over the Wolds. The property is gas heated and double glazed and must be viewed to appreciate the presentation of the property +++



Being located within Snainton the property affords excellent access to transport links/bus route to Scarborough and Pickering via the A170 and excellent access to the A64 (York). Within the village amenities including a popular junior school and two public houses, local butchers shop, sports club, playing fields and golf course.

Early internal viewing highly recommended as properties of this nature within this location seldom stay on the market for long.



Accommodation

Entrance Hall

14'9" x 11'5"

Accessed from front access door. Doors off to living room, dining Room and Two bedrooms. Short stair down to kitchen, short stair up to two further bedrooms and a shower room.

Living Room

22'3" x 12'1"

Through opening to dining room

Dining Room

12'1" x 11'5"

Doors lead out to garden. Opening to Lounge.

Kitchen

11'5" x 10'2"

Bedroom

13'5" x 7'2"

Bedroom

8'10" x 7'6"

Bedroom

11'5" x 11'1"

Bedroom

11'5" x 9'6"

Shower Room

6'6" x 5'10"

Garage

17'0" x 11'5"

Outside

Feature landscaped gardens with raised stone planters and pond with waterfall. Lawned areas, fenced boundaries. Great views towards the wolds.

Parking

Driveway with parking for multiple vehicles leading to an integral garage.

Tenure

We have been informed by our Vendors that the property is Freehold.

Council Tax and EPC

Tax band D. EPC - D

Details Prepared by/ Date

GV 14/02/23



Interested? Get in touch:

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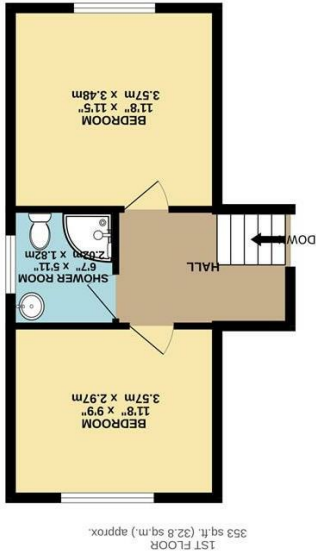
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(g2 plus) A
	(g1-g1) B
	(g0-g0) C
	(f5-f8) D
	(f3-f4) E
	(f1-f3) F
	(f1-f0) G
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
Environmental Impact (CO ₂) Rating	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(g2 plus) A
	(g1-g1) B
	(g0-g0) C
	(f5-f8) D
	(f3-f4) E
	(f1-f3) F
	(f1-f0) G
Not energy efficient - higher running costs	
Current	Potential
Energy Efficiency Rating	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, nooks and 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 operating efficiency can be given.
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TOTAL FLOOR AREA: 1411 sq.ft. (131.1 sq.m.) approx.