



7 Hay Lane Terrace, Cloughton, Scarborough YO13 0AJ  
Offers In The Region Of £320,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- SUBSTANTIAL FOUR BEDROOM END TERRACE HOME
- TWO RECEPTION ROOMS
- BENEFITS FROM ADDITIONAL LAND WITH RENT PAYABLE
- OFF ROAD PARKING FOR MULTIPLE CARS
- OPTION OF 0.8 ACRES OF LAND BY LEASE IN ADDITION TO A GENEROUS GARDEN

+++ Substantial FOUR BEDROOM END TERRACE home which has been EXTENDED to the front and side to provide GENEROUS LIVING ACCOMMODATION throughout with off road parking for several cars and a garage, rear gardens and the option to take on the lease of a SMALLHOLDING opposite! +++

The accommodation itself briefly comprises of, to the ground floor, kitchen with a range of wall and base units with space for a washing machine and tumble dryer, separate dining room with downstairs storage and a feature lounge with fireplace. To the first floor are four bedrooms of which the master is 8 metres long, family three piece bathroom suite and a separate W.C. The outside space offered with this home is not to be missed and includes to the front off road parking for multiple cars via a pebbled driveway, garage with light and power and to the rear are feature lawn gardens with multiple planting areas and seating points to enjoy the sun. Also on offer is a separate smallholding measure approx. 0.8 Acres (informed via the vendor) opposite the property which is let from The Duchy at an annual charge of £150 per annum, this is accessed via a gate opposite the front of the property.

Being located in the popular village of Cloughton on the edge of the North Yorkshire Moors National Park means the property offers excellent access to excellent countryside and coastal walks as well being on a regular bus route into Scarborough town centre and to Whitby. Early viewing is highly recommended as the rare opportunity to own such a unique property with the additional land is sure to not come along for a while! Please call our office on 01723 352235 now to arrange your viewing.





ACCOMMODATION:

GROUND FLOOR:

Kitchen  
8'1" x 16'8"  
Fitted kitchen with space for multiple appliances including a fridge/freezer, washing machine and dryer and benefiting from an integrated hob and oven.

Dining Room  
17'2" x 11'0" max  
With through access into a well proportioned understairs storage area and door into:

Rear Hallway  
Door access to the rear gardens and stairs to the first floor along with a door into:

Lounge  
17'1" x 10'10"

FIRST FLOOR:

Bedroom One  
26'3" x 8'11"  
With dual aspect windows to the front and rear.

Bedroom Two  
14'1" x 11'1"

Bedroom Three  
8'2" x 14'0"

Bedroom Four  
8'5" x 8'0"

Bathroom  
8'1" x 10'7"

Three piece suite including a bath with shower over, wash hand basin and a W.C. also benefiting from an integrated storage cupboard.

Separate W.C.  
8'1" x 3'8"

Two piece including a wash hand basin and a W.C.

Outside

To the front of the property is a low maintenance pebble driveway providing space for off road parking along with access into the garage, also opposite the home is an off road parking space and to the rear is a well presented lawn garden with various planting areas and feature pond.

Garage  
26'3" x 8'11"

Up and over door to the front and services door with window to the rear, providing both light and power within.

Additional Land

The current owners do benefit from an agreement with the Duchy for the land/small holding directly opposite the front of the property measuring approx 0.8 acres (vendor informed) with an annual rent payable of £150.

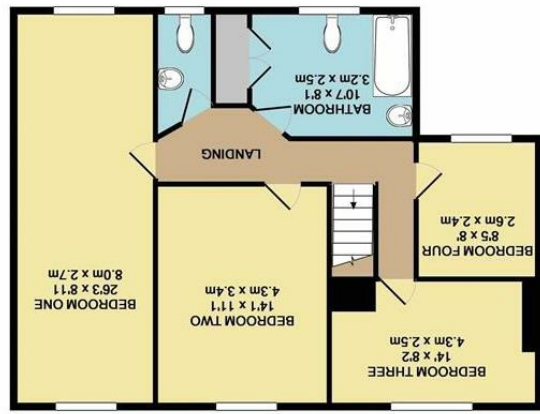
Council Tax and EPC  
Council TAX BAND D  
EPC - D

Details prepared by/ Date  
GV 19/08/24

Interested? Get in touch:

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CPH



What every attempt has been made to ensure the accuracy of the floor plan contained these measurements. If doors, windows, rooms and any other items are approximately as 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 operability or efficiency can be given.  
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