



Lyndene, 7 Station Road, Snainton, Scarborough YO13 9AP
Offers Over £259,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED STONE BUILT COTTAGE
- POPULAR VILLAGE LOCATION
- LAWNED REAR GARDENS WITH SUMMERHOUSE
- IDEAL FAMILY/HOLIDAY HOME
- GAS CENTRAL HEATING

CPH are delighted to be able to offer to the market this WELL-PROPORTIONED semi-detached property with PRIVATE REAR GARDEN, THREE DOUBLE BEDROOMS, EN-SUITE to master and UTILITY ROOM.

Lyndene is located in the popular village of Snainton on the A170 between Scarborough and Pickering and offers a surprising level of accommodation, with private rear gardens and outbuildings.

The accommodation is arranged over three floors and benefits from a gas central heating system. The accommodation itself briefly comprises of a large dining room with dual aspect windows, a door leads to the staircase which takes you to the first floor. This room could easily be divided to provide an entrance hall. The generous lounge has an attractive open fireplace and also benefits from dual aspect windows. The kitchen/breakfast room has windows to three elevations and a good range of fitted units, the utility room also provides good storage and benefits from a downstairs WC. The First Floor landing leads to three double bedrooms, one with a fitted wardrobe and one with an en-suite shower room, and a recently modernised family bathroom. From the first floor there is an access door to the stairs which lead to a generous loft/hobbies room which benefits from power and heating and could also be utilised as an office. Lyndene has a lawned garden to the rear with a summerhouse and outbuildings.

Snainton is a much sought after village located 10 miles West of Scarborough and provides easy access to the A64 to Malton and York. It is a thriving village with many amenities including a primary school, GP surgery, two public houses, a parish church, village hall and sports field.

Internal viewing is highly recommended to fully appreciate the space, setting and gardens on offer from this characterful home. Please call our friendly team in the office on 01723 352235 or visit our website on www.cphproperty.co.uk.





Accommodation

Ground Floor

Dining Room
17'4" x 14'1"

Lounge
17'8" x 11'9"

Kitchen/Breakfast Room
15'8" x 10'9"

Utility Room
15'8" x 7'6"

W/C
5'10" x 2'3"

First Floor

Landing

Bathroom
10'9" x 5'10"

Bedroom 1
14'1" x 11'5"

Bedroom 2
13'9" x 10'5"

Ensuite
7'6" x 2'11"

Bedroom 3
11'9" x 11'5"

Second Floor

Loft Room/Hobbies Room
13'1" x 11'5"

Externally

To the rear of the property lies a private multi-tiered garden laid mainly to lawn with external stone built storage and side courtyard with gated access.

Details Prepared
AB041124

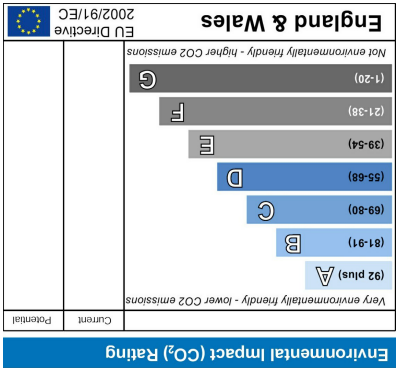
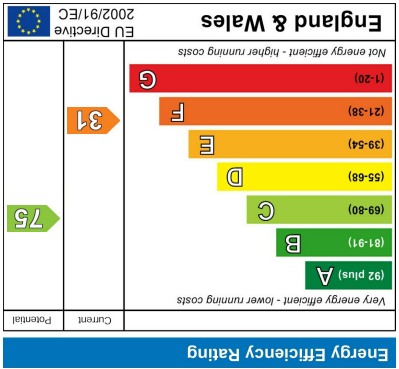


Interested? Get in touch:

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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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 operability or efficiency can be given.

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