



20 Wains Lane, Staxton, Scarborough YO12 4SF
Offers In The Region Of £160,000



- Semi detached Bungalow
- Two bedrooms
- Gardens front and rear
- Gas heated and Double glazed
- Vacant possession and no onward chain
- Integral Garage

+++Well located within the desirable village of STAXTON, a SPACIOUS TWO BEDROOM SEMI-DETACHED BUNGALOW with an INTEGRAL GARAGE, AMPLE OFF-STREET PARKING and attractive LOW MAINTENANCE GARDENS+++ The accommodation comprises, entrance hall, light and airy lounge, a kitchen with a range of wall and base units door to integral garage and door to the rear garden, a double bedroom, a further single bedroom and a three-piece house bathroom. Externally, the property offers attractive low maintenance garden's to the front and rear, ample off-street parking and an integral garage. The property benefits central heating and double glazing. The property requires some updating but we feel this has been reflected in a realistic asking price. Vacant possession and No onward chain.



The property is well located in the heart of the popular village of Staxton, just off the A64. providing excellent access to transport links. Further amenities within the village include a popular Primary school, sports club/playing field, and a popular Fish and chip shop. Viewing is essential in order to fully appreciate the space, setting and finish that this property has on offer. If you wish to book a viewing, please contact CPH Property Services on 01723352235 or visit our website www.cphproperty.co.uk



Accommodation

Entrance Hall

Lounge
15'1" x 10'2"

Kitchen
9'6" x 7'10"

Bedroom One
11'1" x 10'5"

Bedroom Two
9'6" x 8'2"

Bathroom
5'10" x 5'2"

Integral Garage
15'1" x 9'6"

Door from kitchen and door into garden. Electric door.
Light and power.

Outside

The property benefits from low maintenance front and rear gardens, Resin driveway with ample parking leading to an integral Garage.

Tenure
Freehold

Details prepared by
GV 21/02/25

Council tax and EPC
Council tax - B
EPC tbc



Interested? Get in touch:

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CPH

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 figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or mis-statement. This plan is intended for guidance 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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GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

