



Carr View, Main Street, Staxton, Scarborough, North Yorkshire, YO12 4SD

£240,000

Lifestyle home with 150' long rear garden! 3 bed mid terrace. Extended living accommodation.
Double driveway. Desirable village location with attractive rural views. Exceptional value.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this much-loved and ideal village home, with 3 bedrooms, extended living space and a huge 150ft long rear garden. Desirable and sought after village. Features include: tasteful décor and fixtures, air source heating, PVCu double glazing, plentiful natural daylight and excellent rural views. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, gardens, views, presentation, further potential, off-street parking and value.

PROPERTY SUMMARY

The accommodation includes a through lounge, extended kitchen, downstairs bathroom and three bedrooms (2 doubles, 1 single). Externally, this exceptional property boasts a 150ft long rear garden, front garden and double width front parking area. Plenty of space for future lifestyle options, such as keeping chickens, growing your own vegetables, or adding further outbuildings.

LOCATION

Staxton is a desirable, established and very well positioned village, providing a rural setting, whilst being conveniently situated for access into York, Scarborough, Filey, Pickering and Malton, which offer an excellent choice of shops, restaurants, leisure facilities and other amenities. There is immediate access into the attractive surrounding Yorkshire countryside, and the North York Moors national park, Yorkshire Wolds and stunning East Coast are all within easy reach - offering beaches, coastal & rural walks, cycle routes and other tourist attractions. Popular with residents and tourists, this area of North Yorkshire is an ideal base for those keen to explore the region's many attractions. Main transport links are easily accessible, making this area an attractive option for commuters.

DIRECTIONS

Sat Nav location: YO12 4SD.

GROUND FLOOR

Attractive composite front door into an entrance vestibule/hall area, with stairs upwards.

Lounge 16' 5" x 11' 3" (5.00m x 3.43m)

Good sized through lounge with front window, rear double doors and feature fireplace.

Kitchen 15' 1" x 12' 2" (4.59m x 3.71m) L shaped.

An extended and bright, open-plan living space with fitted kitchen, central island and space for seating or dining. Majority integrated appliances (washing machine, dishwasher, oven and induction hob), and space for a free-standing fridge-freezer. Glazed double doors.

Bathroom 6' 8" x 5' 9" (2.03m x 1.75m)

Fitted bath suite with twin head mixer shower over the bath. Front window.



FIRST FLOOR

Central landing with rear window.

Bedroom One 16' 5" x 8' 11" (5.00m x 2.72m)

Larger double bedroom with front and rear windows.

Bedroom Two 11' 3" x 8' 2" (3.43m x 2.49m)

Smaller double bedroom with front window and overstairs wardrobe/cupboard.

Bedroom Three 8' 1" x 7' 10" (2.46m x 2.39m)

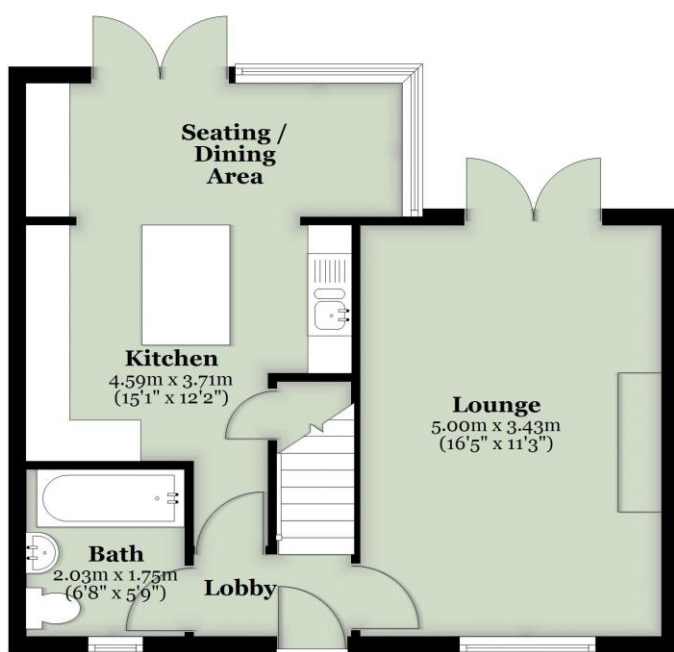
Single bedroom with rear window.

OUTSIDE

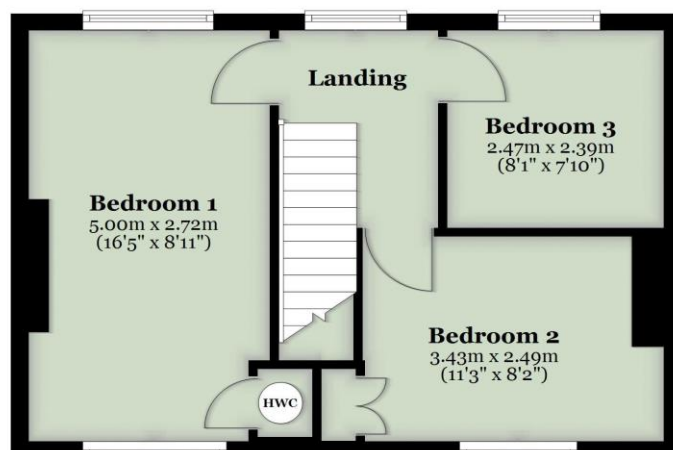
To the front is a double width, gravelled parking area, leading to an enclosed and gated front garden. To the rear is a most impressive, 150ft long garden, with lawns, seating areas, established borders and trees. The house and garden both enjoy superb rural views. There is currently a garden shed, as well as an outside store. External power points.



Ground Floor



First Floor





AGENT'S NOTES

Mains water, electric and drainage. The house has been upgraded by the current owners to include a modern air source heating and hot water system. There is approximately 3 years remaining on the quarterly RHI payments back to the homeowner. The benefit of these payments will be transferred to any new owner as part of the sale. A right of access exists along the rear of these properties, enabling garden access for this property, without needing to take equipment through the house. Fortuitously, as this property is in the middle of the row, neighbouring properties do not require access.

PROPERTY TO SELL?

We sell successfully for clients throughout the North of England.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

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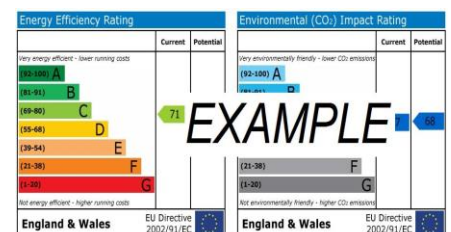
Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.

Council Tax Band: B.

These details were prepared / amended on: 02/10/2025



AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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