



Roseacre, 81 Main Street | Ebberston, Scarborough

Roseacre is a spacious three bedroom detached bungalow, set in a quiet position in the popular residential village of Ebberston, and offering scope to extend. There is also scope for wider redevelopment, subject to necessary consents, given the property's location and size of gardens and grounds. In all approximately 1 acre within the centre of the village. NO ONWARD CHAIN

- A three bedroom detached bungalow in a quiet residential setting
- Three double bedrooms and house bathroom
- Substantial grounds and gardens totalling approx. 1 acre
- Kitchen, living room, utility and cloakroom
- Driveway, attached garage and two outbuildings
- Local amenities include a village hall and St Mary's Church, with bus service to neighbouring villages

Guide Price £375,000



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

A uPVC entrance door leads to the entrance hall with two useful storage cupboards, airing cupboard with shelving, hot water cylinder and immersion heater, telephone point and radiator and leads to an inner hall.

KITCHEN

13'0" x 9'9" (3.96 x 2.97)

Fitted with a range of wall and base mounted units with Formica work surfaces over, tiled splash backs, stainless steel sink and double drainer with chrome mixer taps over, electric cooker point, chrome extractor fan, plumbing for dishwasher, serving hatch to the dining room, double radiator and rear aspect uPVC double glazed window.

UTILITY & CLOAKROOM

8'11" x 6'0" (2.72 x 1.83)

Rear aspect uPVC double glazed window and door, plumbing for a washing machine and door to the garage.

LIVING ROOM

19'9" x 13'0" (6.02 x 3.96)

Rear aspect uPVC double glazed window and French doors, cast iron wood burning stove on a tiled hearth with a stone surround and mantle piece, TV stand and display over, double radiator, and double doors to:

DINING ROOM

10'0" x 9'5" (3.05 x 2.87)

Rear aspect uPVC double glazed window, and double radiator.

BEDROOM 1

13'0" x 9'9" (3.96 x 2.97)

Rear aspect uPVC double glazed window, built-in full length double wardrobes, and radiator.

BEDROOM 2

12'7" x 10'10" (3.84 x 3.30)

Front aspect uPVC double glazed window, double radiator, and shelving.

BEDROOM 3

12'3" x 8'9" (3.73 x 2.67)

Front aspect uPVC double glazed window, and built-in wardrobe.

BATHROOM

A four-piece suite comprising panelled bath with chrome mixer taps, pedestal wash hand basin, low flush wc and shower cubicle with electric shower and bi-folding doors. Part-tiled walls, double radiator, and front aspect uPVC double glazed window.

INTEGRAL GARAGE

18'0" x 11'0" (5.49 x 3.35)

Up and over door to the front, loft hatch, wall-mounted gas boiler, electric power and light, personnel door from the utility room, side aspect uPVC double glazed window.



OUTSIDE

To the outside, the property is complemented by a private gravelled driveway (plus a secondary grassed access) leading to a turning area and the integral garage. To the front are mature lawned gardens with borders and stone walling. A five bar gate leads to the rear with substantial lawned garden area, paved patio area, greenhouse, two double sheds, mature borders, vegetable plot and fruit trees. The walled garden along the northern elevation enjoys a southerly aspect.

WORKSHOP / STORE

23'0" x 13'0" (7.01 x 3.96)

Situated along the side elevation, with power and light.

OUTBUILDING

20'0" x 10'0" (6.10 x 3.05)

Single storey stone range.

SERVICES

The property benefits from gas fired central heating, electricity, mains water and drainage. Central heating is provided by gas-fired central heating. The services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession on completion.

Please note the property is currently occupied under an existing Assured Shorthold Tenancy. The photographs taken for these sales particulars are taken from a previous tenancy.

VIEWING

Strictly by appointment with the Agent's Malton office - BoultonCooper. Tel: 01653 692151.

DIRECTIONS

From our Malton office proceed through Old Malton and join the A64 eastbound towards Scarborough. After passing through the village of Rillington take the left turn on to the B1258 signposted towards Yedingham. Proceed through Yedingham village towards Snainton, and take the first left turn (off a right hand bend) signposted for Ebberston. Proceed up Main Street and the property can be easily identified on the left hand side, by our BoultonCooper 'For Sale' board.

COUNCIL TAX BAND

We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

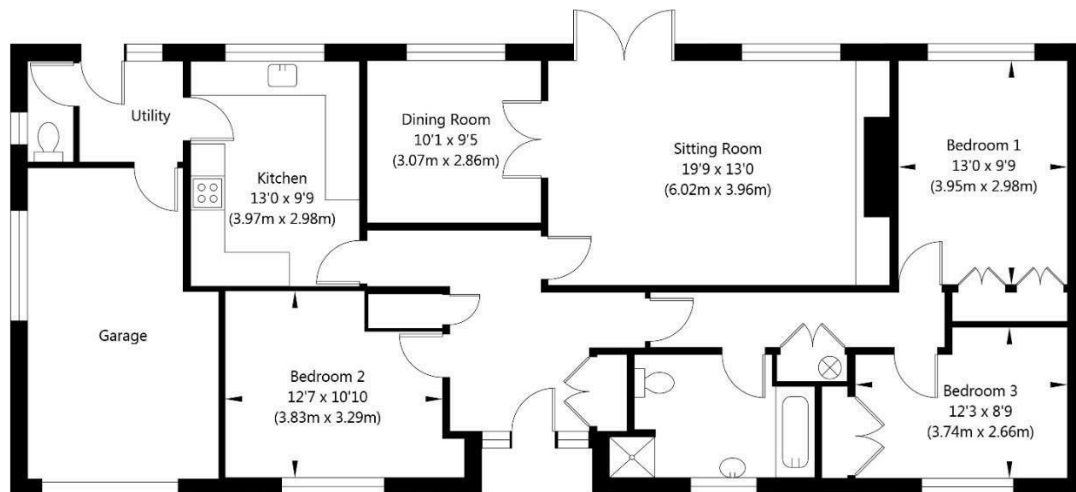
ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed at our Malton office imminently.



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Main Street, Ebberston, Scarborough, YO13 9NR



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 1233 SQ FT / 114.53 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1233 SQ FT / 114.53 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

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COUNCIL TAX BAND

E

ENERGY PERFORMANCE RATING

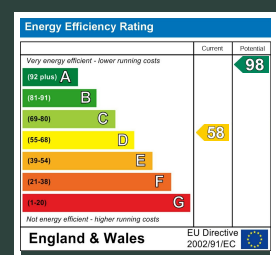
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