



## 7 Lairs Lane | Snainton, Scarborough

A two bedroom semi-detached bungalow with front and rear gardens situated in this elevated position in the heart of this picturesque village.

- A spacious semi-detached bungalow
- Kitchen, Living room
- Lawned garden, driveway & garage
- Popular village location
- 2 Bedrooms, Bathroom

**Guide Price £175,000**

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## ACCOMMODATION

### ENTRANCE

11'5" x 4'5" plus 5'3" x 3'7" (3.48m x 1.35m plus 1.60m x 1.09m)

Via side uPVC entrance door to entrance hall, double radiator, laminate wood floor.

### ENTRANCE HALL

Radiator, base unit housing the meters, access to roof space, doors to;

### BREAKFAST KITCHEN

10'5" x 11'5" (3.18m x 3.48m)

Front aspect uPVC double glazed window, a range of fitted wall and base mounted units with work surfaces over, inset single stainless steel sink and drainer, electric cooker, plumbing for automatic washing machine.

### LIVING ROOM

15'6" x 11'5" (4.72m x 3.48m)

Front aspect uPVC double glazed window, radiator, two wall light fittings, fitted carpet, TV aerial point, gas fireplace on tiled hearth, stone surround and timber mantelpiece.

### BEDROOM 1

12'7" x 10'5" (3.84m x 3.18m)

Rear aspect uPVC double glazed window, radiator, fitted carpet.

### BEDROOM 2

12' x 7'5" (3.66m x 2.26m)

Rear aspect uPVC double glazed window, radiator, fitted carpet.

### BATHROOM

7'11" x 4'11" (2.41m x 1.50m)

A white three piece suite comprising; panelled bath with shower over, pedestal wash hand basin and low level wc. Side aspect opaque uPVC double glazed window, radiator, tiled walls.

### OUTSIDE

To the front is a small lawned garden and a tarmac driveway giving off street parking for up to two cars (part covered). To the rear is a low maintenance gravelled garden with a small garage / storage space, outside tap.



## **GARAGE**

18'2" x 8'6" (5.54m x 2.59m)

Double doors to front, electric and power, timber framed Kingspan, concrete floor.

## **VIEWING**

Strictly by appointment with the Agents,

## **DIRECTIONS**

Leave Malton on the A64 towards Scarborough, go through Rillington village and proceed for about a mile then take the left turn signposted Snainton. Follow this road through Yedingham to a T Junction in Snainton, turn right and proceed through Snainton as you are leaving Snainton, Lairs Lane is the turning on the left. The property is located on the left hand side and can be identified by the BoultonCooper "For Sale" board.

## **SERVICES**

Mains water, electricity, gas and drainage. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

## **TENURE**

We understand to be freehold with vacant possession on completion.

## **COUNCIL TAX**

We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

## **ENERGY PERFORMANCE RATING**

Assessed in Band D. The full EPC document can be viewed online or at our Malton Office.



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## COUNCIL TAX BAND

B

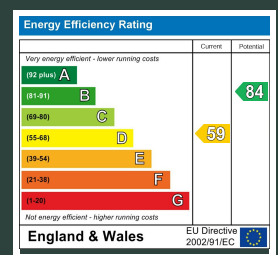
## ENERGY PERFORMANCE RATING

D

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**BC**  
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