



1 Clints, Marske, North Yorkshire, DL11 7LX
Asking price £299,950



VESTIBULE

Steps up to:

Small HALL LANDING AREA

Main LIVING AREA 6.07m x 4.58m (19'10" x 15'0")

Comprising:

KITCHENETTE (VIEWS)

Fitted wall & floor units with work top & sink. Original drying hooks.

SITTING ROOM (VIEWS)

Stone-flagged floor, open stone fireplace with grate, inset cupboard & nook. Door to Inner Hall & door & steps to:

VESTIBULE

Built-in cupboard.

BATH/SHOWER ROOM 2.50m max (1.65m) x 2.11m (8'2" max (5'4") x 6'11")

Panelled bath with shower over, washbasin & WC.

INNER HALL

Nook cupboard & 1.20m/3'11" wide staircase to:

FIRST FLOOR

LANDING READING AREA (VIEWS) 1.45m max x 1.14m (4'9" max x 3'8")

INNER LANDING

BEDROOM 1 (VIEWS) 4.63m min x 3.77m max (15'2" min x 12'4" max)

Feature fireplace.

EN SUITE 1.85m max x (1.48m max) 1.10m (6'0" max x (4'10" max) 3'7")

Recessed washbasin, WC & nook cupboard - measurements included in the above.

BEDROOM 2 (VIEWS) 3.52m x 2.39m (11'6" x 7'10")

OUTSIDE

Clints is approached through a metal gate via a farmer's track & a concrete lane.

CELLAR 4.58m max (3.75m) x 2.54m (15'0" max (12'3") x 8'3")

GARDENS (VIEWS)

Pleasant patio area & 2.32m x 2.12m/7'7" x 6'11" OUTBUILDING. Large sunny garden with Rhubarb & shrubs. NB: There is pathway access along the south edge of the garden to the adjoining neighbouring garden. Stunning views all-round.

NOTES

- (1) Council Tax Band: C
- (2) EPC: 34-F
- (3) Septic Tank Drainage, Mains Electricity & Water
- (4) There is a right of way to the adjoining garden-land owned by 2 neighbours, via the side gate to the front garden.
- (5) The concrete lane from the cattle grid (including the cattle grid) to the coach-house is the responsibility of those around the shared green - Clints 1, 2, 3 & deconsecrated Methodist chapel.

