



colin ellis

High Street, Cloughton, Scarborough, YO13 0AE

Built in approximately 1750 this beautiful COTTAGE is located on the Main Street in the village of Cloughton. In great order throughout and set on a large plot with BEAUTIFUL GARDENS this THREE BEDROOM character property has spacious rooms, an abundance of ORIGINAL FEATURES and also benefits from TWO RECEPTION ROOMS and TWO BATHROOMS. Viewing is highly recommended to appreciate the character this home has to offer.

Offers Over £360,000



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ENTRANCE

Front door into living room.

LIVING ROOM

4.27 x 5.29 (14'0" x 17'4")

Two sash double glazed windows, three wall lights, radiator and multi fuel burner.

DINING ROOM

3.35 x 5.30 (10'11" x 17'4")

Double glazed sash window, radiator and gas fire.

KITCHEN

2.96 x 4.49 (9'8" x 14'8")

Fitted kitchen with built in oven, gas hob, extractor, washing machine, under counter fridge freezer and dishwasher, belfast sink, two double glazed windows, radiator and two ceiling lights.

INNER HALLWAY

2.83 x 1.10 (9'3" x 3'7")

Window, door to garden, radiator and ceiling light.

SHOWER ROOM

1.95 x 1.50 (6'4" x 4'11")

Shower, WC, hand basin, double glazed frosted window, inset ceiling spotlights, extractor fan and towel rail/radiator.

INNER HALLWAY

Storage cupboard, double glazed window, radiator and stairs to first floor.

FIRST FLOOR LANDING

Ceiling light, window and loft access.



BEDROOM ONE

4.23 x 4.09 (13'10" x 13'5")

Two double glazed sash windows, two radiators, two built in wardrobes, fire surround, two ceiling lights and two wall lights.

BEDROOM TWO

3.40 x 4.93 (11'1" x 16'2")

Sash double glazed window, fire surround, radiator, ceiling light and built in cupboard.

BEDROOM THREE

3.0 x 2.39 (9'10" x 7'10")

Double glazed window, ceiling light and radiator.

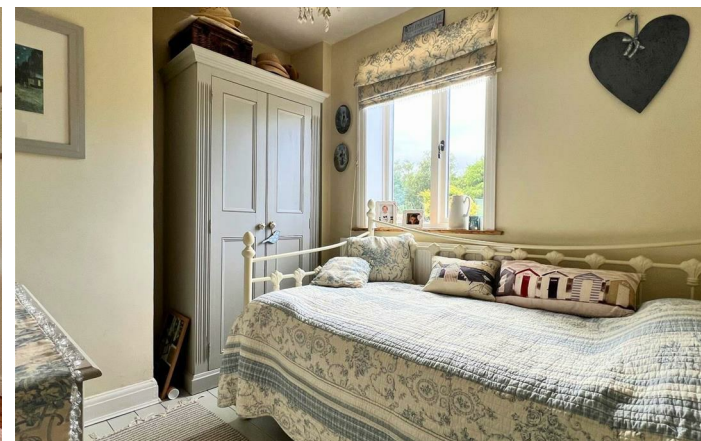
BATHROOM

2.45 x 1.54 (8'0" x 5'0")

Bath, WC, hand basin, heated towel rail/radiator, inset ceiling spotlights and double glazed window.

OUTSIDE

To the front is a courtyard entrance leading to front door. To the rear is a patio area, gravelled drive, large lawned area with mature planting and raised decking area.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes 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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High Street, Cloughton - 18614923

Council Tax Band - D

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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