



## 21. High Street, Snainton, Scarborough, YO13 9AE

Guide Price £200,000

- SEMI-DETACHED STONE COTTAGE
- FITTED KITCHEN/DINER
- OFF STREET PARKING
- HIGHLY SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE
- ELECTRIC HEATING
- THREE DOUBLE BEDROOMS
- LARGE OPEN GARAGE
- IDEAL HOLIDAY HOME/LET

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**ANDREW COWEN ESTATE AGENTS** welcome to the market this **THREE BEDROOM, SEMI DETACHED STONE COTTAGE** boasting **OFF-STREET PARKING** and **OPEN GARAGE**, situated in the village of **SNAINTON** and would appeal to a **NUMBER OF BUYERS** including **GROWING FAMILIES** looking to make their next move.



Council Tax Band: B





**This accommodation briefly comprises; entrance leading into the fitted kitchen/diner, offering a range of base and wall units plus integrated oven and hob and plenty of worktop space. There is a spacious lounge area with wall mounted electric fire, as well as a separate downstairs W/C to the ground floor. To the first floor, a three piece family bathroom and three, good-sized double bedrooms, with the master bedroom benefitting from a three-piece shower room. The property boasts characterful features such as the exposed wooden beams to the ceiling and stone built walls.**

**Externally, the property offers a large, open garage and off-street parking.**

**Snainton is a well-served village some eight miles to the east of the market town of Pickering and approximately nine miles from the seaside town of Scarborough. The village has a shop, hairdressers, primary school, recreation ground, parish church two pubs and a restaurant and is also well placed for access to the A64 and the railway station at Malton with links to York and beyond.**

**Viewing is essential to appreciate the space, character and position that this fantastic property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!**



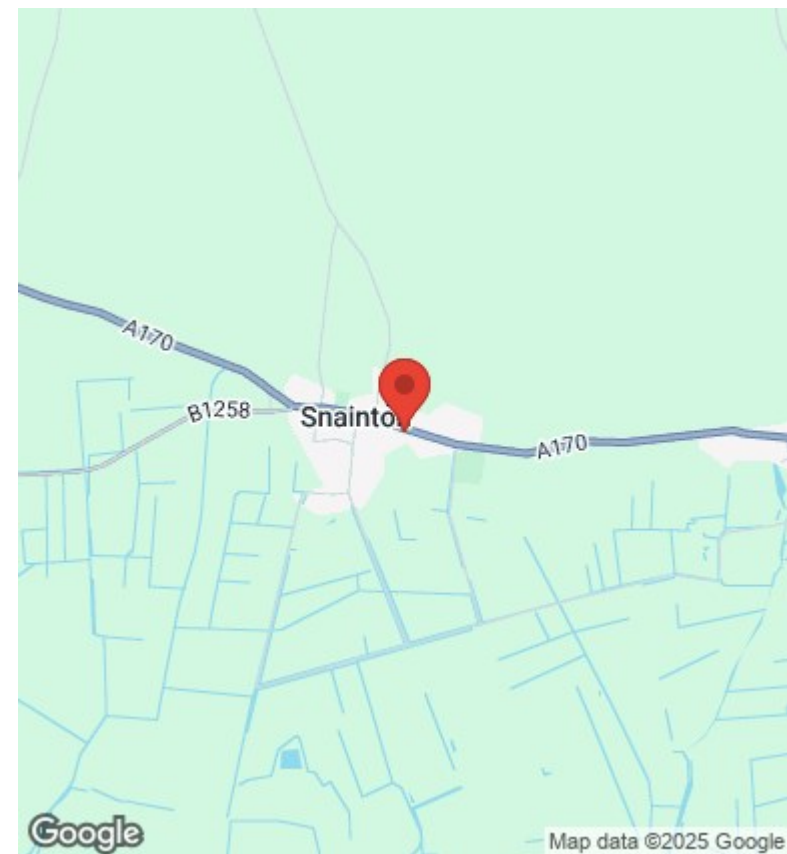


Approximate total area<sup>(1)</sup>  
1144.21 ft<sup>2</sup>  
106.3 m<sup>2</sup>  
  
Reduced headroom  
36.09 ft<sup>2</sup>  
3.34 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
  
Calculations are based on RICS IPMS 3C standard.  
  
GIRAFFE360



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Book a no obligation valuation today!

01723 377707



SCAN ME

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	