

## 38 HIGH STREET SNAINTON



**A deceptively spacious stone-built cottage in need of some modernisation and improvement, offering three-double bedroom accommodation.**

Entrance lobby, sitting room, dining room, kitchen, study, utility room, first floor landing, three double bedrooms & house bathroom.

Gas central heating. Double-glazing.

Courtyard style garden to the rear.

In need of modernisation & improvement.

No onward chain.

### GUIDE PRICE £199,950

38 High Street is a spacious stone-built cottage which provides three double bedroom accommodation, which would now benefit from a programme of modernisation and improvement.

The overall accommodation amounts to almost 1,150sq.ft and comprises entrance lobby, sitting room, dining room, kitchen, study, utility room, first floor landing, three double bedrooms and a house bathroom. There is gas central heating throughout and windows are double-glazed. To the rear of the cottage is an easily maintained concrete yard area.

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 an active community, and benefits from a primary school, medical centre, two pubs, parish church and a village hall and playing field. There is easy access from the village to Malton and Seamer, where there are railway stations and links to the mainline network. Number 38 is located on the south side of High Street, easily identified by our 'For Sale' board.

### **ACCOMMODATION**

#### **ENTRANCE LOBBY**

Parquet floor. Beamed ceiling.

#### **SITTING ROOM**

4.1m x 2.9m (max) (13'5" x 9'6")

Open fire with metal surround and stone hearth. Beamed ceiling. Dado rail. Three wall lights. Television point. Yorkshire sliding sash window to the front with window seat. Radiator.



#### **DINING ROOM**

4.1m x 4.0m (max) (13'5" x 13'1")

Open fire with metal surround and tiled hearth. Beamed ceiling. Fireside cupboard. Dado rail. Staircase to the first floor. Yorkshire sliding sash window to the front with window seat. Two radiators.



#### **KITCHEN**

4.3m x 3.4m (max) (14'1" x 11'2")

Range of kitchen units incorporating a Belfast sink. Gas cooker point. Quarry tile floor. Yorkshire sliding sash window to the front and casement window to the rear. Radiator.





#### STUDY

4.0m x 1.6m (min) (13'1" x 5'3")

Gas fired combination boiler. Yorkshire sliding sash window to the front. Door to the rear.



#### UTILITY ROOM

3.7m x 1.8m (12'2" x 5'11")

Belfast sink. Automatic washing machine point. Quarry tile floor. Two casement windows to the rear. Velux roof light. Stable door to the rear. Radiator.



#### FIRST FLOOR

##### LANDING

Yorkshire sliding sash window to the front. Casement window to the rear. Two radiators.

##### BEDROOM ONE

4.5m x 3.3m (14'9" x 10'10")

Range of fitted wardrobes. Dado rail. Casement window to the rear. Two radiators.



##### BEDROOM TWO

4.1m x 2.9m (13'5" x 9'6")

Yorkshire sliding sash window to the front. Radiator.



##### BEDROOM THREE

3.0m x 2.8m (9'10" x 9'2")

Fitted cupboard. Loft hatch. Casement window to the rear. Radiator.

## HOUSE BATHROOM

2.9m x 2.1m (9'6" x 6'11")

White suite comprising bath, wash basin and low flush WC. Dado rail. Extractor fan. Casement window to the rear. Radiator.



## OUTSIDE

To the rear of the property is a concrete yard, ideal for al-fresco dining and container gardening. The adjoining cottage benefits from a pedestrian right of way.

## GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.  
Council Tax: Band: B (North Yorkshire Council).  
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.  
Post Code: YO13 9AE.  
EPC Rating: Current: D56. Potential: B83.  
Viewing: Strictly by prior appointment through the selling agent.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

