



19, Green Lane, Lebberston, Scarborough, YO11 3PF

Guide Price £325,000

- *Exceptionally well-presented*
- *Modern fitted kitchen*
- *Double-glazed windows throughout*
- *High-quality bespoke hand-crafted hardwood*
- *Workshop/study*
- *Manageable gardens*
- *Open-plan kitchen and dining area*
- *Move-in ready condition*
- *Quiet village location*

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19 Green Lane is a beautifully presented three-bedroom semi-detached home arranged over two floors. The property features bespoke hand-crafted hardwood flooring, a hardwood staircase and banister, a spacious living room, and an open-plan kitchen/dining area with a central island. At first floor level, three well-proportioned bedrooms are served by a Jack and Jill bathroom with both bath and separate shower. Externally, there are private gardens, a garage, and a powered outbuilding suitable for a home office or studio. The property is located close to Scarborough's coastline, local schools, amenities, and transport links, offering an ideal family home in a desirable area.



Council Tax Band: C



19 Green Lane is a three-bedroom semi-detached property of modern construction, arranged over two floors and presented to an exceptionally high standard. The accommodation has been completed with careful attention to detail, incorporating bespoke hand-crafted hardwood flooring, a hardwood staircase and matching banister, all of which contribute to the quality and durability of the finish. The property is considered to be in a condition suitable for immediate occupation, without the requirement for further works.

On the ground floor, the accommodation includes a well-proportioned living room, providing the principal reception space of the dwelling. This room is of good scale and layout, suitable for both day-to-day use and more formal entertaining. To the rear, the open-plan kitchen and dining area forms the central hub of the home. The kitchen is fitted with a comprehensive range of modern units and work surfaces, together with a central island which offers additional storage and workspace. The arrangement provides ample capacity for family dining, with direct connection to the garden enhancing its practicality for modern family living.

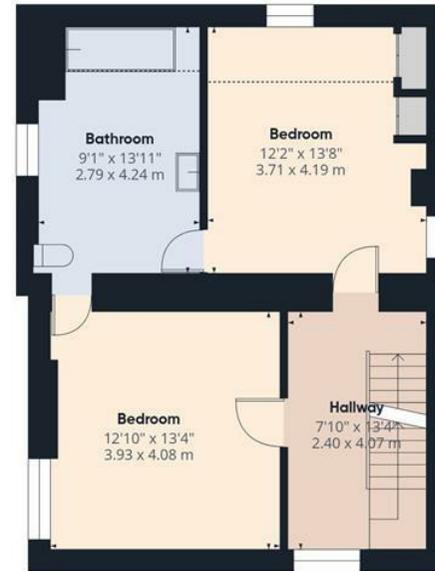
At first floor level, the property provides two of bedrooms with the third only a short flight of stairs, each of good proportions and all finished to a consistent standard with the remainder of the accommodation. The bedrooms are served by a Jack and Jill style house bathroom, which has been fitted with both bath and separate shower facilities, providing flexibility for family use.

Externally, the property benefits from private enclosed gardens which offer manageable outdoor amenity space. There is also garaging, providing secure off-street parking and storage. In addition, the property includes an outbuilding which is currently utilised as a workshop/study. The outbuilding is supplied with power and offers flexibility for alternative uses such as a home office, studio or hobby room, thereby enhancing the versatility of the property for a wide range of potential purchasers.

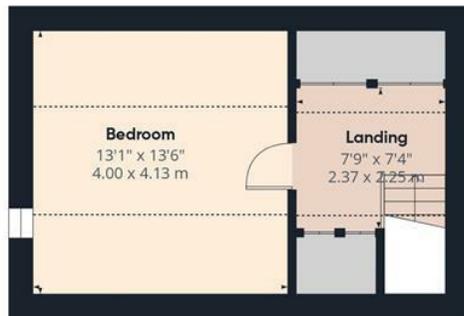




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1536 ft²

142.8 m²

Reduced headroom

172 ft²

16 m²

(1) Excluding balconies and terraces

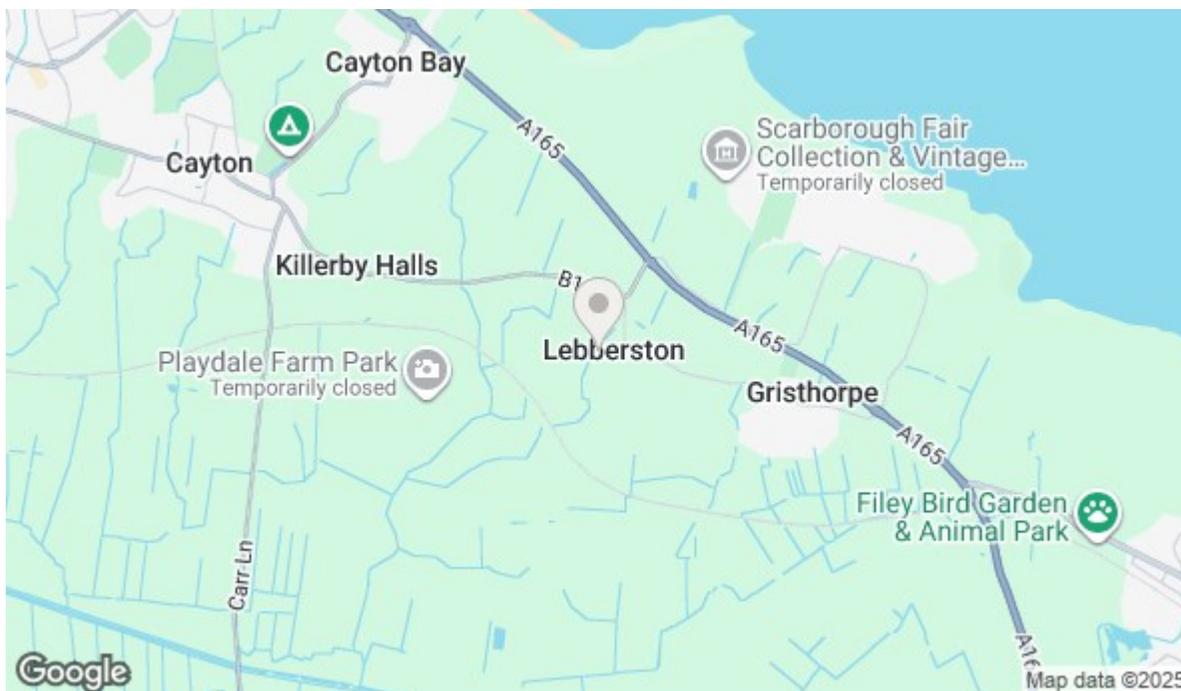
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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