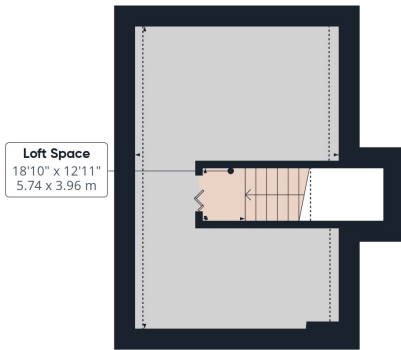


Ground Floor



Floor 1

Approximate total area[®]

774 ft²

72 m²

Reduced headroom

34 ft²

3.2 m²

(1) Excluding balconies and terraces

Reduced headroom

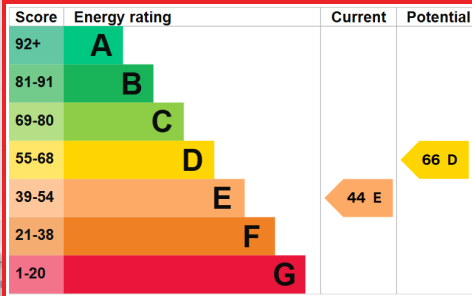
Below 5 ft/1.5 m

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

GIRAFFE360

Guide Price
£150,000

Adam Scarth, Main Street,
Staxton, YO12 4RZ



SERVICES

Understood to all be connected to mains. Mains gas, water and electric.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Dee Atkinson & Harrison



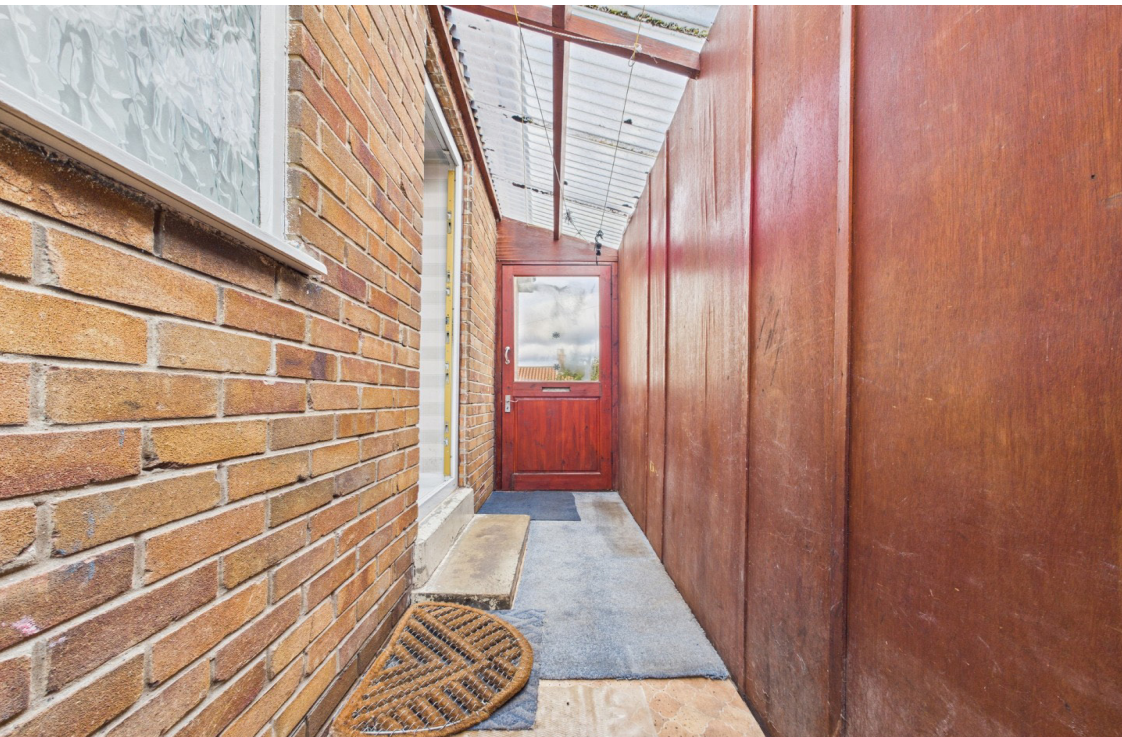
Adam Scarth, Main Street, Staxton, YO12 4RZ

DESCRIPTION

A brilliant opportunity to purchase a spacious property with NO ONWARD CHAIN and at a great price! Adam Scarth is a two bedroom semi-detached bungalow which requires some updating throughout. There is also the added benefit of a great loft space which is ideal for a home office and the home is versatile throughout. Viewings are essential! The property briefly comprises:- porch, entrance hall, kitchen, two bedrooms, bathroom, large lounge with stairs leading to the first floor landing and additional loft space, garden and off street parking.

LOCATION

The property is located within Staxton, which is just off the A64 and a short drive from Scarborough. Staxton itself is home to local amenities including a junior school, public house and award-winning fish & chip restaurant.



THE ACCOMMODATION COMPRISES:- PORCH- 3'2 (0.98m) x 12'10 (3.93m)

Door to the front and rear aspect with internal door leading into the:

ENTRANCE HALL- 2'8 (0.82m) x 9'10 (3.00m)

Door to the side aspect, laminated flooring, radiator and power points.

KITCHEN- 8'5 (2.57m) x 8'10 (2.71m)

Window to the rear aspect, a range of wall and base units, sink with drainer unit, space for white goods, vinyl flooring, radiator and power points.

BEDROOM ONE- 8'9 (2.67m) x 12'3 (3.74m)

Double bedroom with window to the front aspect, a range of fitted wardrobes and cupboards, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 8'5 (2.58m) x 8'10 (2.70m)

Another bedroom with window to the front aspect, laminated flooring, radiator, TV point and power points.

BATHROOM- 5'3 (1.62m) x 6'6 (1.98m)

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower attachment, vinyl flooring and radiator.

LOUNGE- 10'3 (3.13m) x 15'8 (4.78m)

French doors to the rear aspect, stairs leading to the first floor landing, fireplace, fitted carpets, TV point and power points.

LOFT SPACE- 18'10 (5.74m) x 12'11 (3.96m)

Lagre loft space with veulx windows to the front and rear aspect, access to the eaves, radiators, TV point and power points.

GARDEN

To the front of the property there is a garden laid to lawn and pedestrian access onto Main Street. To the rear there is a large rear garden laid mainly to lawn off Old Malton Road, large storage shed, vegetable patch and gated access to the rear.

PARKING

There is also ample on-street parking to the accessed via the rear of the property.