



Inglebys

Estate Agents



24 Cliff Road

Staithes, TS13 5AE

£280,000



Meticulously looked after throughout we have this three bedroom, semi-detached family home on the peaceful area of Cliff Road in Staithes. No through traffic to bother you and backing onto the recreation ground and cricket field, a well proportioned rear garden with patio area overlooking fields and benefits from a single detached garage with electricity and lighting.

Located close to the old village, just a short walk away from the beach and public houses this property offers a little bit of everything with local bus routes to neighbouring towns and villages.



Property briefly comprises:
Entrance hallway with under-stairs storage, open plan lounge/dining room with patio doors to a white uPVC conservatory to the rear, a spacious galley style kitchen with double glazed door to the rear garden. To the first floor there are two double bedrooms with fitted wardrobes, an additional single bedroom and a very well presented shower room which was refurbished a few years ago. To the rear is a front garden laid mainly to gravel for low maintenance with a driveway for up to two cars, single detached garage, a well sized rear garden laid to lawn with patio area.

Tenure: Freehold
Council Tax Band: Scarborough Council Band-C
EPC Rating: D

Hallway
With carpet to the floor, single radiator, under-stairs fitted storage drawers and cupboard, doorway to lounge and kitchen.

Lounge 11'11" x 11'5" (3.65m x 3.48m)
A lovely lounge area, with carpet to the floor, open plan to the dining room with large Bow window to the front aspect providing plenty of natural light to the room, chimney breast and double radiator.

Dining Room 12'0" x 11'1" (3.67m x 3.39m)
Carpet continues through from the open plan living area, white uPVC Patio doors to the rear aspect onto a conservatory overlooking the rear garden.

Conservatory 12'8" x 7'2" (3.87m x 2.20m)
Finished in white uPVC with dwarf brick wall, this well balanced conservatory has a tiled floor, double radiator for those chilly winter days, meaning that this room can be used all year round, doorway out to the rear garden and patio area.

Kitchen 13'8" x 8'4" (4.17m x 2.55m)
A large galley styled kitchen with a range of wall and base units all finished with farmhouse styled wooden doors and drawer fronts, granite effect worktops and matching upstands, black granite effect sink/drainer with chrome mixer tap, plumbing for washing machine, slot in gas oven with hood over, 2 x uPVC windows and door to the rear aspect.

First Floor
Carpet to the floor, uPVC window to the side aspect and access to the loft.

Bedroom One 11'5" x 12'1" (3.50m x 3.70)
With carpet to the floor, this double bedroom offers a range of fitted wardrobes, uPVC bow window to the front aspect and curved single radiator.

Bedroom Two 12'0" x 11'11" (3.67m x 3.65m)
Another double bedroom with carpet to the floor, some fitted wardrobes, uPVC window to the rear aspect and single radiator.

Shower Room 8'1" x 6'9" (2.47m x 2.08m)
With a tied floor this recently refurbished shower room has a double shower enclosure with electric shower, tiled walls and downlights to the ceiling and extractor, hi-gloss grey vanity unit to the toilet and basin, airing cupboard which houses the boiler and water tank, uPVC window to the rear aspect and chrome towel radiator.

Bedroom Three 6'5" x 5'11" (1.97m x 1.82m)
A single bedroom with carpet to the floor, single radiator and uPVC window to the front aspect.

Externally
Front.
A low maintenance garden to the front finished with gravel, concrete driveway for parking for two cars leading to the single detached garage with 'up n over' door, lighting and electricity.
Rear.
With views over the playing field and cricket field to the rear, the garden is laid mainly with lawn and mature borders, the patio area has part Indian Stone and paving stones but has a pleasant seated area to the bottom of the garden, side door access to the garage and gate to the front driveway.

Anti-Money Laundering (AML) & Funding Disclaimer
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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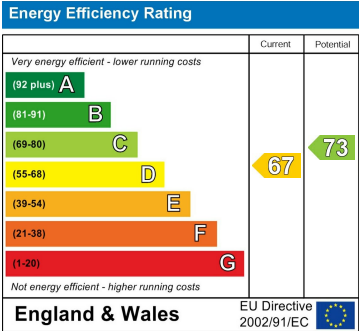
Area Map



Floor Plans



Energy Efficiency Graph



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