



Rudda Howes Rudda Road, Staintondale, Scarborough YO13

Guide Price £550,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



+++RUDDA HOWES is a well presented THREE BEDROOM DETACHED COTTAGE/BUNGALOW which has been TASTEFULLY MODERNISED THROUGHOUT by the current owners. The property is set on a GENEROUS PLOT which measures approximately 1/2 an acre with a fenced and walled paddock to the side ideal for someone looking to keep some livestock or possibly a small pony+++

The property occupies an enviable secluded countryside setting with fantastic, far reaching, open aspect views over open fields to both the front and rear. From the top of the paddock is a sun room with decked balcony which also benefits from the fantastic panoramic views over open fields as well as distant sea views. The property itself is also surrounded with well maintained lawned gardens as well as benefitting from paved and gravelled patio areas and planted borders. There is a driveway to the front providing access to the detached garage as well as offering 3/4 off street parking spaces.

The well appointed accommodation briefly comprises entrance porch, entrance hall, generous lounge with dual aspect double glazed windows and log burner, sitting room which is in turn open plan to the modern kitchen/diner with further door leading to a utility/rear entrance, Off the entrance hall are doors leading to three bedrooms as well as a modern house bathroom. 'In our opinion' the property is also well presented throughout with modern tasteful decoration. The property is also fully double glazed throughout and benefits from oil fired central heating.

Internal viewing for this property really cannot be recommended highly enough to fully appreciate the space, setting, presentation and fantastic views on offer. The convivial open plan light and airy kitchen/diner/sitting room is a great space for entertaining. To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk



ACCOMMODATION

Entrance Porch

With double glazed entrance door, double glazed windows to the front and side and door to:

Entrance Hall

Double glazed window to the front and doors to:

Sitting Room

14'9" x 8'6"

Double glazed bow window to the front with open views, door to lounge and open plan to:



Kitchen/Diner

16'8" x 9'10"

Fitted with a modern matching range of wall and base units with work surfaces over double bowl 'Belfast style' sink, integrated dishwasher and eye level electric oven and four ring hob with extractor hood over, three double glazed windows to the rear and side with open aspect views as well as a roof lantern creating a light and airy entertaining space. Door to:

Utility Room/Rear Entrance

8'10" x 8'6"

With glazed stable style entrance door to the rear, plumbing for washing machine, space for fridge/freezer and hot water tank.

Lounge

14'9" x 14'9"

With dual aspect double glazed windows to the front and side with open aspect views, feature log burner.

Bedroom One

15'1" x 9'10"

With dual aspect double glazed windows to the front and side with open aspect views.

Bedroom Two

11'5" x 8'10"

Double glazed window to the rear.

Bedroom Three

11'5" x 6'10"

Double glazed window to the rear.

Bathroom

11'5" x 4'11"

Fitted with a modern white three piece suite comprising panelled bath with electric shower over, low flush w/c and pedestal wash hand basin. Double glazed window to the front.

OUTSIDE

To the front of the property is a lawned garden and driveway to the side leading to the garage as well as providing off street parking for 3/4 vehicles. To the side and rear of the property is a well presented lawned and planted garden with paved patio and gravelled areas. The property is enclosed with fenced and walled boundaries. To the side of the property is a generous lawned paddock/meadow ideal for someone with a small pony or some livestock i.e hens, ducks, geese, goats etc. To the top of the paddock is also a sun deck and sun room with decked balcony and fantastic open aspect views.

GARAGE

The garage is detached and located to the side of the property with with double entry doors, light and power points.

EPC and Council Tax Band

EPC Rating - Band E (Please note updates have been made to the property by the current vendors since this EPC was carried out)

Council Tax - Band D

Details Prepared/Ref:

PF/260923



NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



What every attempt has been made to ensure the accuracy of the floorplan contained there, measurements of doors, windows, rooms, floors and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficacy can be given.
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TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.



GROUND FLOOR
 1062 sq.ft. (98.7 sq.m.) approx.

