



16 Wains Lane, Staxton, Scarborough YO12 4SF
Offers In The Region Of £175,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- EXTENDED SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- POPULAR VILLAGE LOCATION
- DRIVEWAY & GARAGE
- FRONT & REAR GARDENS

This TWO BEDROOM EXTENDED SEMI-DETACHED BUNGALOW is offered to the market with NO ONWARD CHAIN and is WELL LOCATED within the popular village of STAXTON. The property benefits from GENEROUS LIVING ACCOMMODATION, FRONT & REAR GARDENS, a driveway for OFF-STREET PARKING and a SINGLE GARAGE.

The property itself briefly comprises entrance hallway, a substantial lounge, the generous extended kitchen/diner with double patio doors to rear garden, two double bedrooms and a house bathroom with three-piece suite. Externally, the front of the property benefits from a lawned garden with shrubbery areas, a driveway for off-street parking and a single garage. The rear of the property offers a paved and planted garden area and a further shed for storage. The property does also already benefit from gas central heating, newly laid carpets throughout and double glazing.



Being located in Staxton the property affords excellent access to the A64 (York) and A1653 (Driffield) plus further amenities within the village include local shops, restaurant, popular junior school and sports/playing fields. Offered with NO ONWARD CHAIN and well priced for a quick sale internal viewing highly recommended.

To arrange a viewing, please contact CPH Property Services on 01723352235.



ACCOMODATION

Entrance Hall

Living Room
14'8" x 10'4" max

Kitchen/Diner
14'6" x 9'7" max

Bedroom 1
11'2" x 10'3" max

Bedroom 2
8'3" x 9'6" max

Bathroom
6'1" x 5'3" max

Externally

To the front of the property lies a lawned garden and driveway for up to 3 vehicles leading to a single garage. To the rear of the property lies a rear garden with paved seating area and external storage shed.

Details Prepared
AB/AB 271123



Interested? Get in touch:

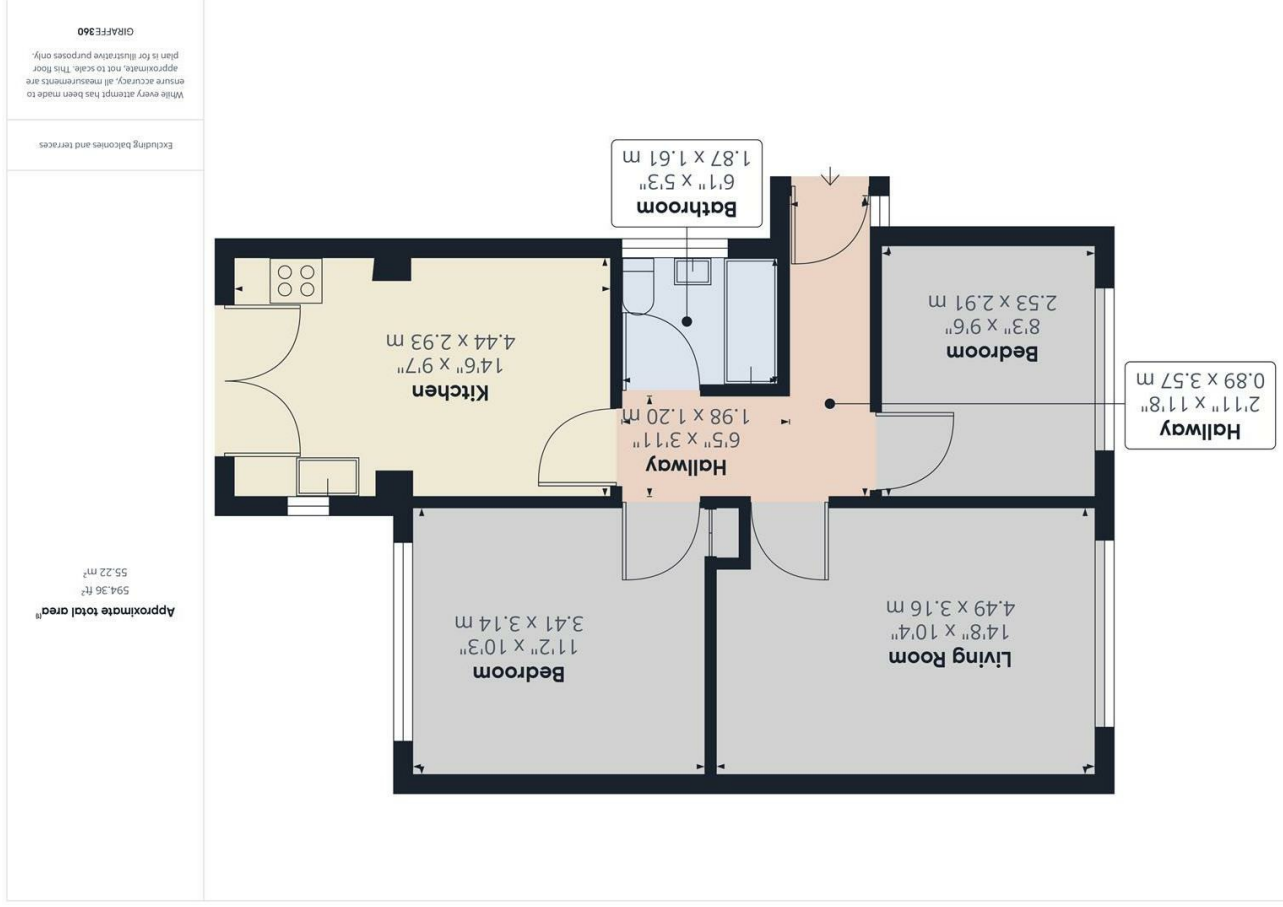
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CPH



England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(g2 plus) A
(g1-g1)	B
(g0-g0)	C
(f5-f8)	D
(f3-f4)	E
(f1-f3)	F
(f1-f0)	G
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(g2 plus) A
(g1-g1)	B
(g0-g0)	C
(f5-f8)	D
(f3-f4)	E
(f1-f3)	F
(f1-f0)	G
Not energy efficient - higher running costs	
Current	Potential



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

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