



17 Station Lane, Cloughton, Scarborough, YO13 0AD  
Offers Over £400,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- FOUR BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS AND DOWNSTAIRS WC
- SET IN GENEROUS GROUNDS
- OFF-STREET PARKING AND DOUBLE GARAGE
- SET WITHIN CLOUGHTON VILLAGE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Open viewing day on Saturday 4th of May 2024 between 10am and 11am. A great opportunity to come and see all that this property has to offer.

New to the market is this charming four-bedroom detached house located on Station Lane in the picturesque village of Cloughton, Scarborough. The property is set in a generous plot with OPEN ASPECT VIEWS and is offered to the market with NO ONWARD CHAIN.

This lovely property boasts a welcoming entrance hall, downstairs WC, two reception rooms, kitchen and pantry/stores to the ground floor. To the first floor lies four bedrooms and a house bathroom.

Situated in generous grounds with a double garage and ample parking, this house offers plenty of outdoor space for gardening, playing, or enjoying a cup of tea in the fresh air.

Cloughton Village, nestled within the stunning North York Moors National Park, provides a tranquil and scenic setting for this home. Imagine waking up to the beauty of the national park right on your doorstep, offering endless opportunities for outdoor adventures and exploration.

Don't miss out on the chance to own this wonderful property in such a desirable location. Book your viewing now on 01723 352235.





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

14'5" x 6'6"

Downstairs WC

5'6" x 2'11"

Lounge

21'11" x 12'9"

Kitchen

12'9" x 8'10"

Dining Room

12'9" x 10'9"

Double Garage

17'0" x 16'4"

Pantry/Store

6'2" x 3'11"

FIRST FLOOR

Landing

14'5" x 7'10" max

Bedroom One

12'9" x 12'5"

Bedroom Two

13'1" x 11'1"

Bedroom Three

13'1" max x 8'10"

Bedroom Four

11'5" x 8'10"

House Bathroom

7'10" x 5'6"

Details Prepared

**TLPF180424**



Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY

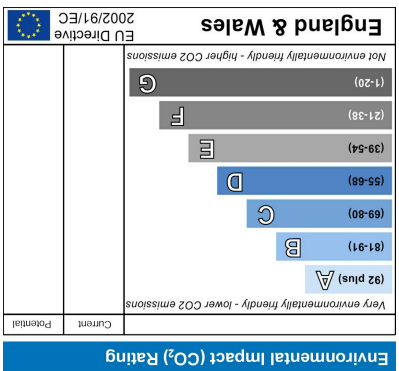
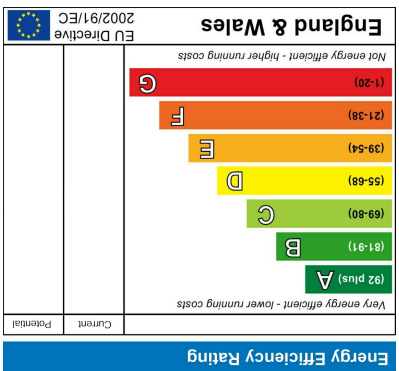
t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

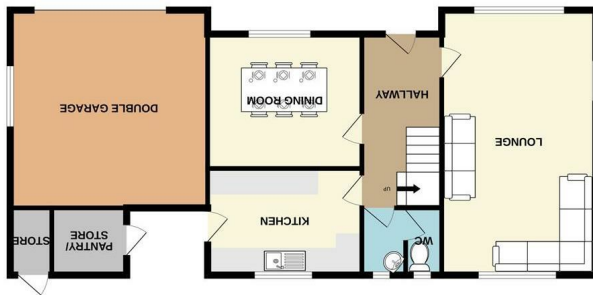
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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

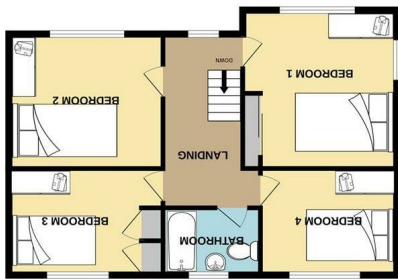


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA : 1668 sq.ft. (154.9 sq.m.) approx.



GROUND FLOOR  
 996 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR  
 672 sq.ft. (62.4 sq.m.) approx.

