



## *21a High Street, Snainton, YO13 9AE*

**£325,000**

- *STONE BUILT SEMI-DETACHED PROPERTY*
- *FITTED KITCHEN/DINING SPACE*
- *GARAGE*
- *HIGHLY SOUGHT AFTER LOCATION*
- *THREE GOOD SIZED BEDROOMS*
- *FOUR BATHROOMS*
- *OFF-STREET PARKING FOR MULTIPLE VEHICLES*
- *TWO SPACIOUS RECEPTION ROOMS*
- *EXTENSIVE OUTDOOR SPACE*
- *CHARACTERFUL AND CHARMING*

## *21a High Street, Snainton YO13 9AE*

*Andrew Cowen Estate Agents are EXCITED to present to the market this SPECTACULAR, THREE BEDROOM SEMI-DETACHED, STONE BUILT PROPERTY nestled in the village of SNAINTON. This property OOOZES CHARM, CHARACTER with MANY TRADITIONAL FEATURES, boasting OFF-STREET PARKING and EXTENSIVE GARDENS.*



Council Tax Band: E



*This sizable accommodation briefly comprises; entrance hallway with a separate, downstairs W/C - the hallway provides access into the farmhouse, shaker style kitchen/diner complete with Range Master cooker and separate electric induction hob, integrated fridge/freezer and Belfast sink. There is a spacious lounge area with feature stone fireplace and wood burner, with oak, glass french doors leading into a bright and airy sun room overlooking and leading out into the rear garden, making this room a perfect entertaining space. To the first floor, there are three good-sized bedrooms, of which all three are complete with en-suite shower rooms. There is a three-piece family bathroom with ship-lap panelling and a velux window. Externally, this property offers lawned rear gardens and a cobbled patio area with views overlooking open fields, plus a sizeable garage and off-street parking for multiple vehicles. This property also has the added benefit of gas underfloor heating throughout.*

*Snainton is a well-served village some eight miles to the east of the market town of Pickering and approximately nine miles from the seaside town of Scarborough. The village has a shop, butchers, hairdressers, primary school, recreation ground, parish church two pubs and a restaurant and is also well placed for access to the A64 and the railway station at Malton with links to York and beyond.*

*This property boasts characterful and traditional features throughout, from the exposed wooden beams and original fireplaces, this property is truly a 'one of a kind' property and would appeal to somebody looking for their 'forever' family home. Internal viewing is highly recommended to appreciate the space, character and land that this stunning property features. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*

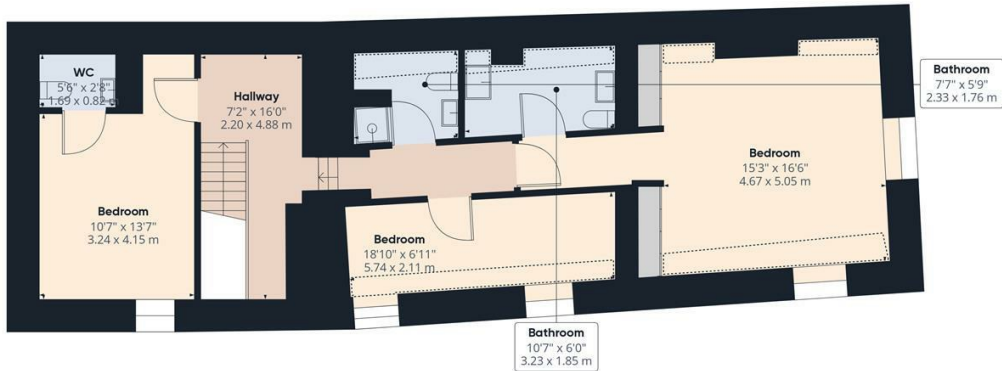








Floor 0



Floor 1



**Approximate total area<sup>†</sup>**

1869.77 ft<sup>2</sup>  
173.71 m<sup>2</sup>

**Reduced headroom**

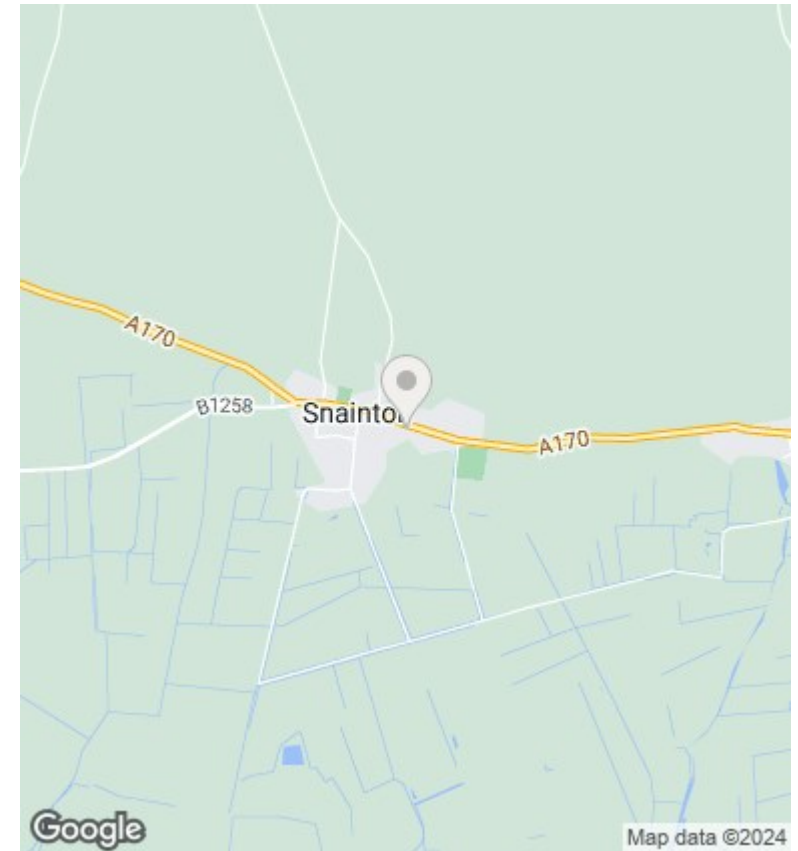
85.13 ft<sup>2</sup>  
7.91 m<sup>2</sup>

Excluding balconies and terraces

† Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE340



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

*Viewings*

*Viewings by arrangement only.  
Call 01723 377707 to make an appointment.*

*Thinking of selling? Call for your FREE, no obligation valuation today on 01723 377707!*