



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

*£200,000*

- *SEMI-DETACHED FARMHOUSE*
- *SPACIOUS LOUNGE*
- *HIGHLY SOUGHT AFTER LOCATION*
- *THREE DOUBLE BEDROOMS*
- *FAMILY BATHROOM SUITE*
- *ELECTRIC HEATING*
- *FITTED KITCHEN/DINER*
- *LARGE OPEN GARAGE*

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

*Andrew Cowen Estate Agents welcome to the market this **THREE BEDROOM, SEMI DETACHED FARM HOUSE PROPERTY** boasting **OFF-STREET PARKING and GARAGE**, situated in the village of **SNANTON** and would appeal to a **NUMBER OF BUYERS** including **GROWING FAMILIES** looking to make their next move.*



Council Tax Band: B





*This accommodation briefly comprises; entrance leading into the fitted kitchen/diner, offering a range of base and wall units plus integrated oven and hob and plenty of worktop space. There is a spacious lounge area with wall mounted electric fire, as well as a separate downstairs W/C to the ground floor. To the first floor, there are three, good-sized double bedrooms and a three-piece family bathroom. The property boasts characterful features such as the exposed wooden beams to the ceiling and stone built walls.*

*Externally, the property offers a large, open garage and off-street parking.*

*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, 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.*

*Viewing is essential to appreciate the space, character and position that this fantastic property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*

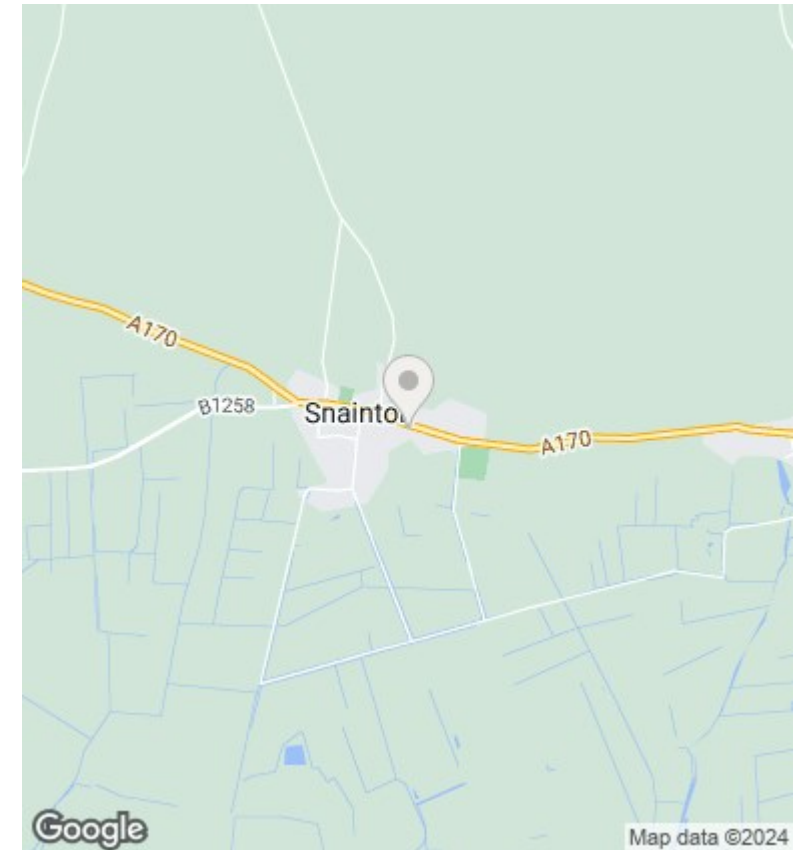












Thinking of selling? Call for your **FREE**, no obligation valuation on 01723 377707 today!

## Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>78</b>	<b>78</b>
(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	