



## 9 Staithes Lane

Staithes, TS13 5AH

**£140,000**



This delightful two-bedroom house, located in the popular village of Staithes offers a wonderful opportunity for those looking for a renovation project, allowing you to put your personal touch on every detail to truly make it your own.

With a garage to the rear, two gardens, a ground floor shower room and two spacious, double bedrooms.



Tenure: Freehold

Council Tax: A - Scarborough Council

EPC Rating: F

#### Entrance Hallway

Partially glazed entrance door.  
Door to the Living Room.  
Ceramic tile flooring.  
Staircase to the first floor.

#### Living Room 11'6" x 6'11" (3.52 x 2.12)

Double glazed window to the front aspect.  
Electric flame effect fire with a tiled back and hearth.  
Glazed, sliding doors, opening to the Dining Room.

#### Dining Room 11'1" x 9'3" (3.40 x 2.82)

Double glazed window to the rear.  
Door to the Inner Vestibule.

#### Inner Vestibule

Large, walk in storage cupboard.

#### Kitchen 13'8" x 5'10" (4.17 x 1.78)

Galley style kitchen.  
Double glazed window to the side aspect.  
A range of fitted wall and base units with granite effect, laminated roll top work surfaces.  
Door to the Ground Floor Shower Room.  
Door to the rear external.

#### Ground Floor Shower Room 4'6" x 4'8" (1.39 x 1.43)

Double glazed, frosted window to the rear aspect.  
Low level WC  
Sink unit with dual taps.  
Glass shower enclosure.

#### First Floor Landing

Loft access hatch

#### Bedroom One 12'3" x 13'1" (3.74 x 4.0)

Double glazed window to the front aspect.  
Storage cupboard.

#### Bedroom Two 8'7" x 9'4" (2.64 x 2.86)

Double glazed window to the rear with sweeping views of the surrounding countryside.

#### Family Bathroom 4'6" x 5'4" (1.38 x 1.64)

Double glazed, frosted window to the rear aspect.  
Pedestal wash hand basin.  
Panelled bath.  
Half tiled walls.

#### External

There are two gardens to the rear of the property, the first enclosed garden is immediately behind the property.  
The other spacious garden is behind the alleyway and to the right hand side of the shared path. This garden also includes two outhouses.

#### Garage

Brick built with an up and over door.

#### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

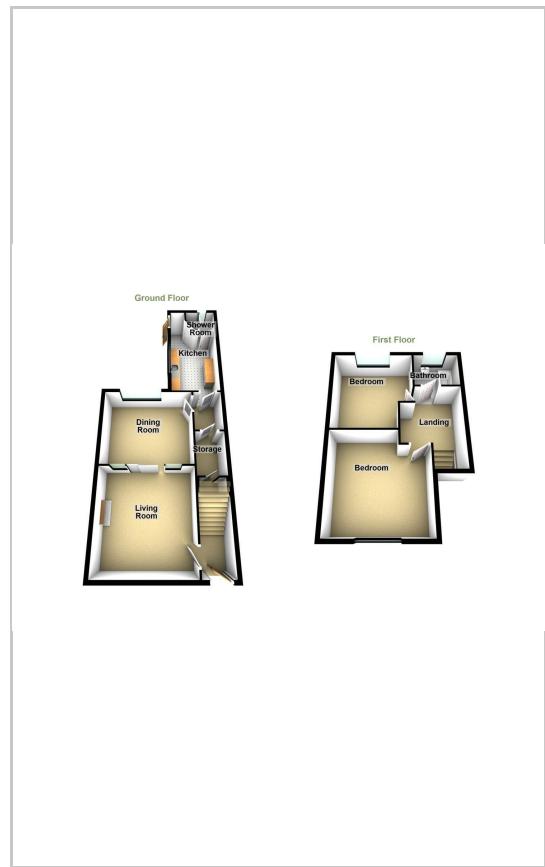
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

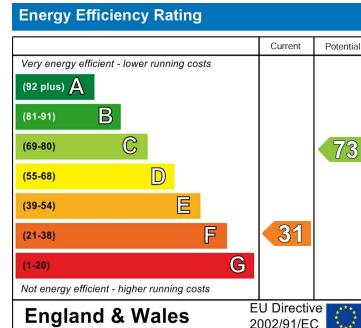
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.