



Inglebys

Estate Agents



1 Whitby Road

Staithes, TS13 5AL

£299,950



Very seldom do bungalows of this quality become available and ready to move into in Staithes, within close proximity of the old fishing village and beach, bus stop, convenience store and fish n chip shop, this property has a little bit of everything!

A three bedroom, detached bungalow with a more than useable converted loft room, also benefits from off street parking for up to two vehicles, a wrap around garden with lawned areas along with mature borders. Internally, the property has been sympathetically refurbished blending traditional with modern ideas, there is an Inglenook Fireplace with multi-fuel stove, modern kitchen with a spacious lounge area, three bedrooms to the ground floor and loft room with additional WC.

Don't miss the opportunity to view this beautiful home!



Tenure: Freehold
Council Tax: Scarborough Council Band C
EPC Rating: New EPC To Follow

Front Porch

From the front aspect, the porch is a large area with uPVC window and French doors providing a light and airy feel, carpet to the floor and single radiator.

Lounge 19'10" x 11'5" (6.07m x 3.49m)

Exposed and treated floorboards to this spacious living area which is open plan to a hall with large archway, a feature fire surround with 2 x uPVC windows to either side and Patio doors to the front garden provide plenty of natural light to the room, double radiator and double doors to the dining room.

Dining Room 14'10" x 11'5" (4.53m x 3.50m)

The flooring continues through to the dining area which is open plan to the kitchen and side porch, there is a large Inglenook brick built fire surround and Oak mantle with large multi-fuel stove, this acts as a back boiler for the heating and water when lit, a breakfast bar to the kitchen area, uPVC window to the side aspect and porch.

Kitchen 12'8" x 7'6" (3.88m x 2.30m)

A modern fitted kitchen presented with grey slab style doors and drawer fronts, white granite effect worktops with tiled splashbacks, stainless steel sink/drainers with chrome mixer, plumbing for washing machine and uPVC window to the rear aspect. A ceramic hob and electric oven with extractor fan, uPVC window to the side aspect, integrated Fridge and freezer and tiled floor.

Bedroom Two 12'0" x 10'9" (3.68m x 3.28m)

A double bedroom with wood effect laminated flooring, 2 x uPVC windows to the front and side aspect, double radiator along with a fitted wardrobe.

Bathroom 7'10" x 7'5" (2.40m x 2.27m)

A well presented bathroom with a white 3-piece bath suite, separate corner shower cubicle with electric shower, part tiled, tile effect vinyl to the floor, extractor fan, single radiator and uPVC window to the rear aspect.

Bedroom One 10'9" x 10'9" (3.29m x 3.28m)

A well proportioned double bedroom with wood effect laminated flooring, under-stairs storage cupboard and uPVC window to the side aspect.

Bedroom Three 13'7" x 7'1" (4.16m x 2.17m)

Another well sized bedroom with carpet to the floor, feature paneling to one wall and uPVC window to the rear aspect.

Loft Room 17'5" x 14'7" (5.31m x 4.47m)

Accessed by a full staircase from the rear hallway, this lovely area boasts solid Oak finishes and also benefits from a single radiator, 2 x Velux windows to the front aspect, downlights, storage to the eaves, as well as an airing cupboard which houses the vented cylinder, and ensuite style cloakroom...

Externally

Front.

The proper can be accessed by steps from the main pavement on Whitby Road and is within close proximity of the bus stop, a wrought iron gate accesses the front of the garden which is laid mainly to lawn with mature borders and hedges. Access to the both side gardens which have pathways and mature shrubs.

Rear.

With double wrought iron gates there is parking for up to two vehicles from the rear street, a pleasant cottage style garden with lawn, shrubs and trees, there is a garden shed to the bottom of the garden as well as a wood shed to the side.

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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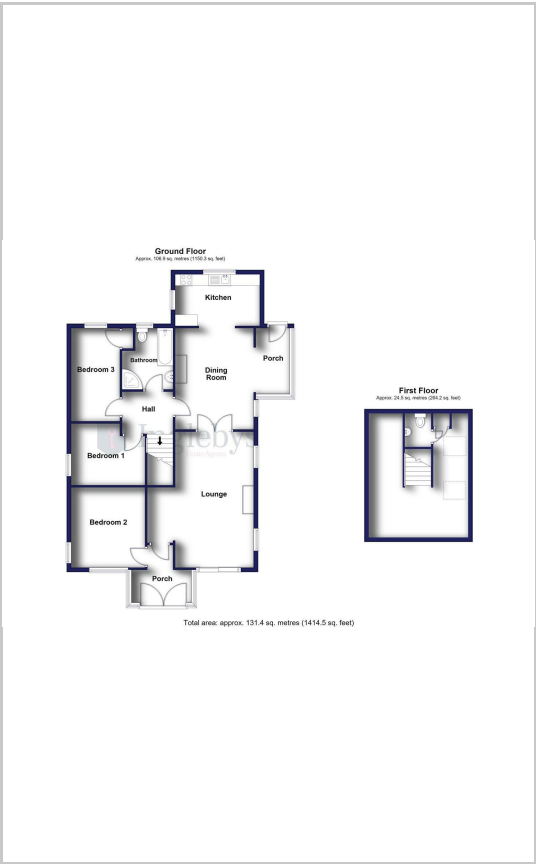
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

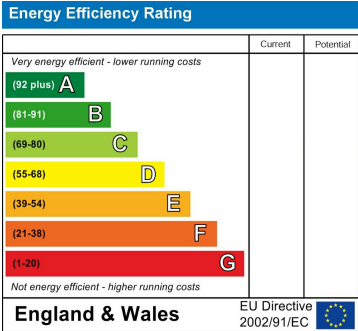
Area Map



Floor Plans



Energy Efficiency Graph



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