



Inglebys

Estate Agents



24 Cliff Road

Staithe, TS13 5AE

£280,000



Meticulously looked after throughout we have this three bedroom, semi-detached family home on the peaceful area of Cliff Road in Staithe. No through traffic to bother you and backing onto the recreation ground and cricket field, a well proportioned rear garden with patio area overlooking fields and benefits from a single detached garage with electricity and lighting.

Located close to the old village, just a short walk away from the beach and public houses this property offers a little bit of everything with local bus routes to neighbouring towns and villages.



Property briefly comprises:

Entrance hallway with under-stairs storage, open plan lounge/dining room with patio doors to a white uPVC conservatory to the rear, a spacious galley style kitchen with double glazed door to the rear garden. To the first floor there are two double bedrooms with fitted wardrobes, an additional single bedroom and a very well presented shower room which was refurbished a few years ago. To the rear is a front garden laid mainly to gravel for low maintenance with a driveway for up to two cars, single detached garage, a well sized rear garden laid to lawn with patio area.

Tenure: Freehold

Council Tax Band: Scarborough Council Band-C

EPC Rating: New Certificate to follow

Hallway

With carpet to the floor, single radiator, under-stairs fitted storage drawers and cupboard, doorway to lounge and kitchen.

Lounge 11'11" x 11'5" (3.65m x 3.48m)

A lovely lounge area, with carpet to the floor, open plan to the dining room with large Bow window to the front aspect providing plenty of natural light to the room, chimney breast and double radiator.

Dining Room 12'0" x 11'1" (3.67m x 3.39m)

Carpet continues through from the open plan living area, white uPVC Patio doors to the rear aspect onto a conservatory overlooking the rear garden.

Conservatory 12'8" x 7'2" (3.87m x 2.20m)

Finished in white uPVC with dwarf brick wall, this well balanced conservatory has a tiled floor, double radiator for those chilly winter days, meaning that this room can be used all year round, doorway out to the rear garden and patio area.

Kitchen 13'8" x 8'4" (4.17m x 2.55m)

A large galley styled kitchen with a range of wall and base units all finished with farmhouse styled wooden doors and drawer fronts, granite effect worktops and matching upstands, black granite effect sink/drainer with chrome mixer tap, plumbing for washing machine, slot in gas oven with hood over, 2 x uPVC windows and door to the rear aspect.

First Floor

Carpet to the floor, uPVC window to the side aspect and access to the loft.

Bedroom One 11'5" x 12'1" (3.50m x 3.70)

With carpet to the floor, this double bedroom offers a range of fitted wardrobes, uPVC bow window to the front aspect and curved single radiator.

Bedroom Two 12'0" x 11'11" (3.67m x 3.65m)

Another double bedroom with carpet to the floor, some fitted wardrobes, uPVC window to the rear aspect and single radiator.

Shower Room 8'1" x 6'9" (2.47m x 2.08m)

With a tiled floor this recently refurbished shower room has a double shower enclosure with electric shower, tiled walls and downlights to the ceiling and extractor, hi-gloss grey vanity unit to the toilet and basin, airing cupboard which houses the boiler and water tank, uPVC window to the rear aspect and chrome towel radiator.

Bedroom Three 6'5" x 5'11" (1.97m x 1.82m)

A single bedroom with carpet to the floor, single radiator and uPVC window to the front aspect.

Externally

Front.

A low maintenance garden to the front finished with gravel, concrete driveway for parking for two cars leading to the single detached garage with 'up n over' door, lighting and electricity.

Rear.

With views over the playing field and cricket field to the rear, the garden is laid mainly with lawn and mature borders, the patio area has part Indian Stone and paving stones but has a pleasant seated area to the bottom of the garden, side door access to the garage and gate to the front driveway.

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.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

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

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.