



HUNTERS[®]
HERE TO GET *you* THERE

1 Vale Lodge, Old Malton Road, Staxton, Scarborough | Offers In The Region Of £95,000
Call us today on 01723 336760



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**** PLEASE NOTE THIS IS A 12 MONTH SITE ****

***** RUDUCED TO SELL - NO ONWARD CHAIN *****

Hunters are pleased to bring to the market this well presented FULLY FURNISHED lodge home, offering TWO BEDROOMS, UTILITY ROOM, DECKING AREA and OFF ROAD PARKING. Benefitting from UPVC DOUBLE GLAZING, EN SUITE SHOWER ROOM and WALK IN WARDROBE this property will make the ideal purchase for a range of buyers!

This light and airy lodge briefly comprises of: entrance hall, spacious open plan lounge/dining/kitchen area, utility room, master bedroom benefitting from a walk in wardrobe and en suite, second bedroom and family bathroom with three piece suite. The outside of the property welcomes you with a large decking area perfect for entertaining and alfresco dining and two parking spaces along with a small storage shed and fantastic sized insulated workshop with work bench, power and lighting.

Being located in the popular village of Staxton just off the A64 offering a wealth of amenities including a popular junior school, 24 hour garage, fish restaurant, playing fields and excellent public transport links and is approximately a 20 minute drive into Scarborough's town centre.

Material Information Scarborough

Tenure Type; Leasehold

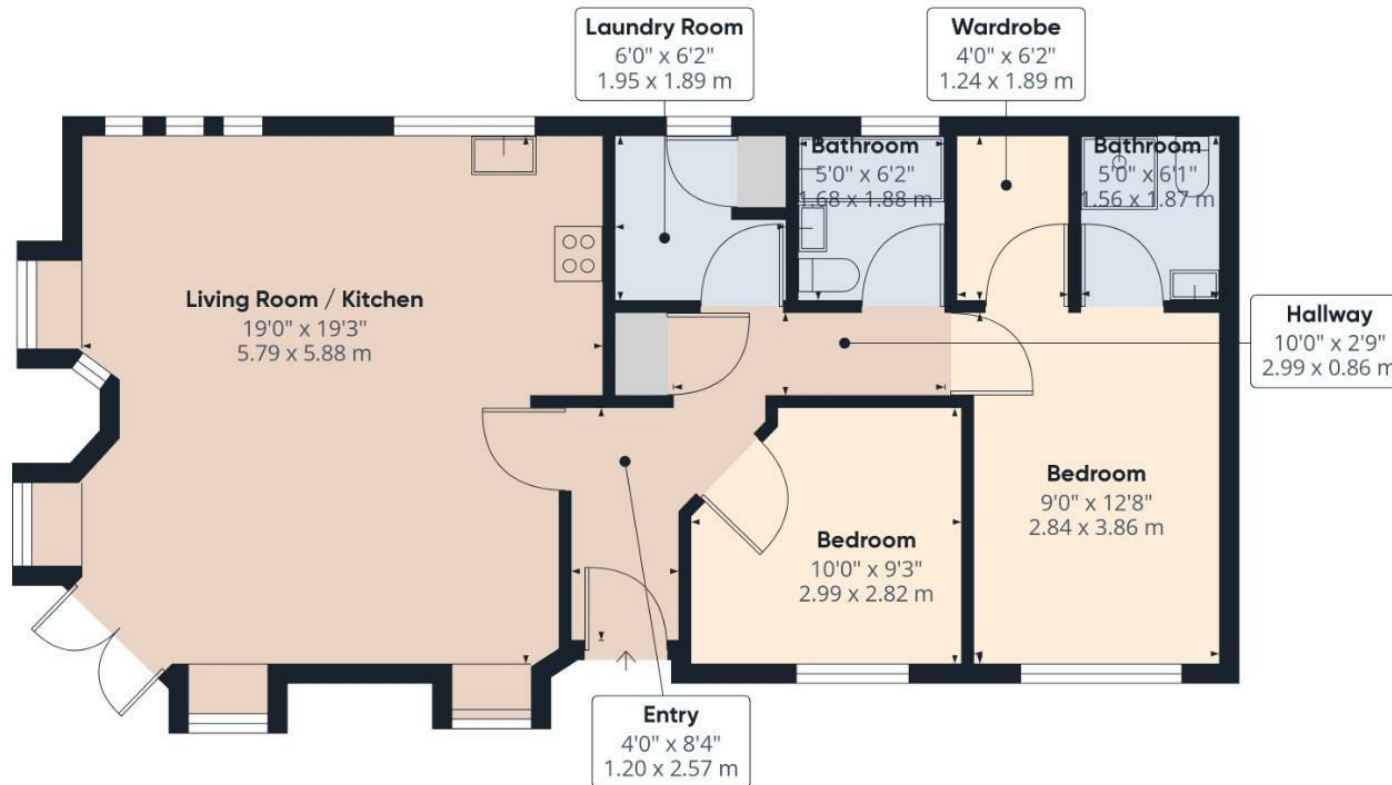
Leasehold Years remaining on lease;97

Leasehold Annual Service Charge Amount £4200

We believe this property is not one to miss, call now to arrange a viewing!

HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service



Approximate total area⁽¹⁾

776.51 ft²

72.14 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760
| scarborough@hunters.com