



HUNTERS[®]
HERE TO GET *you* THERE

Main Street, Ganton, Scarborough | Offers In The Region Of £160,000
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.

Entrance Hall

UPVC front door, tiled flooring, understairs cupboard, telephone point, dado rail, electric storage heater and stairs to first floor landing.

Lounge

15'2" x 9'4"

UPVC double glazed window to the front aspect, coving, feature fireplace, electric storage heater and power points.

Kitchen/Diner

9'8" x 15'5"

UPVC double glazed windows to the rear aspect, coving, range of wall and base units with roll top work surfaces, tiled splash back, plumbing for washing machine, space for fridge/freezer, electric oven, electric hob, extractor hood, electric storage heater, space for dining and power points.

First Floor Landing

Dado rail, loft access and power points.

Bedroom 1

12'8" x 12'1"

UPVC double glazed windows with field views to the front aspect, fitted wardrobes, electric storage heater and power points.

Bedroom 2

9'8" x 9'4"

UPVC double glazed window to the rear aspect, electric storage heater and power points.

Bathroom

UPVC double glazed opaque window to the rear aspect, heated towel rail, cupboard housing water tank, partially tiled walls, electric heater, and three piece suite comprising of: panel enclosed bath with mixer taps and shower attachment, low flush WC and wash hand basin with pedestal.

Rear Garden

Mainly laid to lawn with plant and shrub borders, patio area and outside lights.

Parking

On street parking.

Agents Notes

Council Tax- B

EPC- E

Freehold

Hunters are please to bring to the market this charming cottage located in the picturesque village of Ganton offering TWO DOUBLE BEDROOMS and REAR GARDEN. This home benefits from UPVC DOUBLE GLAZING and ELECTRIC storage heaters creating the ideal HOLIDAY HOME or FULL TIME RESIDENCE.

This living accommodation briefly comprises: Entrance hall leading to lounge and kitchen with space for dining. The first floor welcomes you with two double bedrooms, family bathroom and loft access from the landing. To the outside of the property you are presented with a mainly laid to lawn rear garden and patio area. There is also an unpaved access road to the rear of the property.

The Village of Ganton lies on the A64 Leeds/York/Scarborough route within easy reach of both Filey and Scarborough on the East Coast and Malton to the West. This desirable home is situated close to all local amenities including restaurants, public house and one of the finest Golf Courses in the North of England. Internal viewings are highly recommended to appreciate this wonderful property.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

743.49 ft²

69.07 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.

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