



## Stack Yard Lane, Staxton, Scarborough, YO12 4BY

- Mid-terrace house
- Downstairs WC
- Front and rear gardens
- Two Bedrooms
- Bright reception room
- Sought After Location

**£160,000**





# Stack Yard Lane, Staxton, Scarborough, YO12 4BY

## DESCRIPTION

Located in the village of Staxton, near Scarborough, this recently redecorated mid-terrace house on Stack Yard Lane offers practical and comfortable living. The property has two well-sized bedrooms and is suitable for couples, small families, or individuals.

The ground floor includes a spacious reception room and a well-appointed kitchen fitted with a range of integrated appliances, providing a functional and modern cooking space. There is also a separate laundry room and a convenient downstairs WC. Upstairs, the property offers a family bathroom and two good-sized bedrooms.

Outside, the house benefits from both front and rear gardens, providing useful outdoor space.

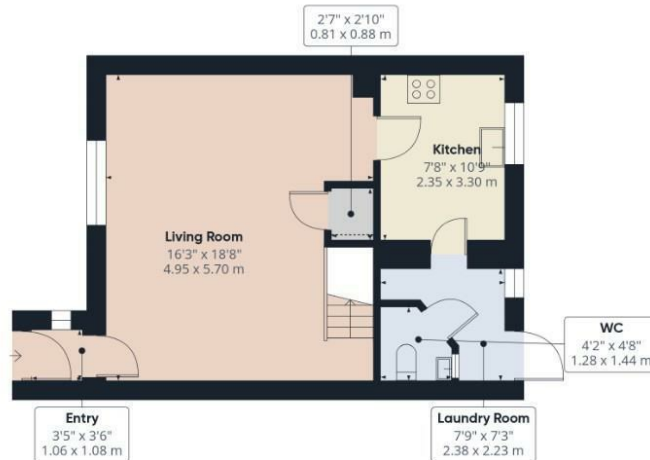
Situated in the popular village of Staxton, just off the A64, the property enjoys access to a wealth of amenities including a popular junior school, public houses, a 24-hour garage, a fish restaurant, playing fields, and excellent public transport links. An ideal home for those looking for a well-presented property in a village setting.



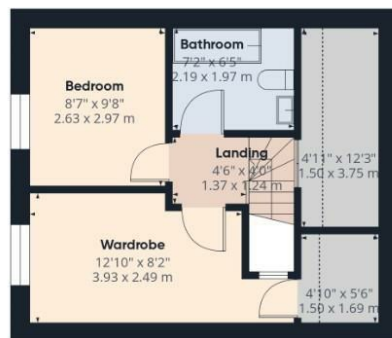








Ground Floor



Floor 1



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Approximate total area<sup>(1)</sup>

798 ft<sup>2</sup>

74.1 m<sup>2</sup>

Reduced headroom

60 ft<sup>2</sup>

5.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

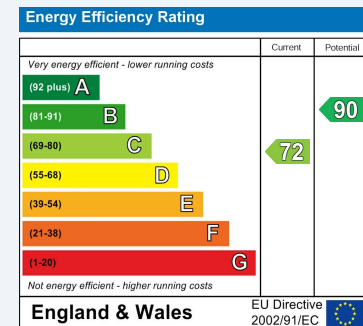
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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