



4 Beswicks Yard, Snainton, Scarborough YO13 9AT
Offers Over £190,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Charming Character Cottage
- Two bedrooms
- Gardens to front and rear
- Private Parking
- Ideal Holiday Home

++++ CPH are pleased to offer to the market this charming 2 bedroom cottage which is tucked away in Beswicks Yard just off Station Road in the sought after picturesque village of Snainton, Beswicks Yard is a Historic pretty courtyard incorporating several limestone cottages. The property has lots of charm with beamed ceilings while still offering spacious accommodation.

There is private parking in the courtyard area to the front along with a low maintenance garden and to the rear is a generous landscaped lawned garden with pond and established planting.

The accommodation is well presented and comprises of Spacious Lounge with beamed ceiling, modern Kitchen which opens to a conservatory overlooking the garden at the rear, fitted bathroom, including shower over the bath.

To the first floor is a double bedroom with fitted cupboards and a further bedroom to the rear.

The property also benefits from Gas central heating via modern combination boiler.

This character cottage should appeal to a variety of purchases especially those seeking a Holiday property or first time buy.

Viewing is by appointment only, call the team at CPH on 01723 352235 to arrange a viewing.+++





Lounge
18'0" x 11'1"

Kitchen
11'1" x 5'2" widening to 12'5"

Conservatory
9'6" x 6'6"

Bathroom
7'2" x 5'10"

First Floor

Master Bedroom
11'5" x 9'2"

Bedroom two
8'10" x 10'2" max

Gardens
Low maintenance garden to the front and pretty landscaped garden to the rear.

Parking
Private parking on the Courtyard at the front

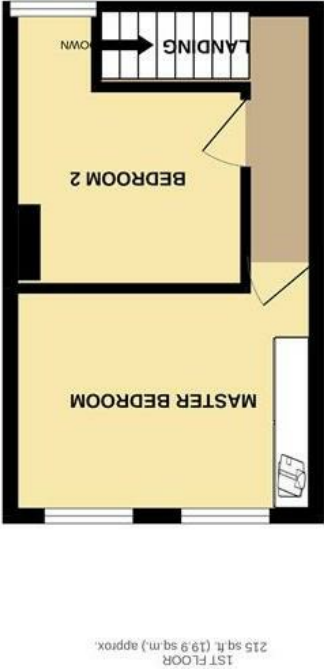
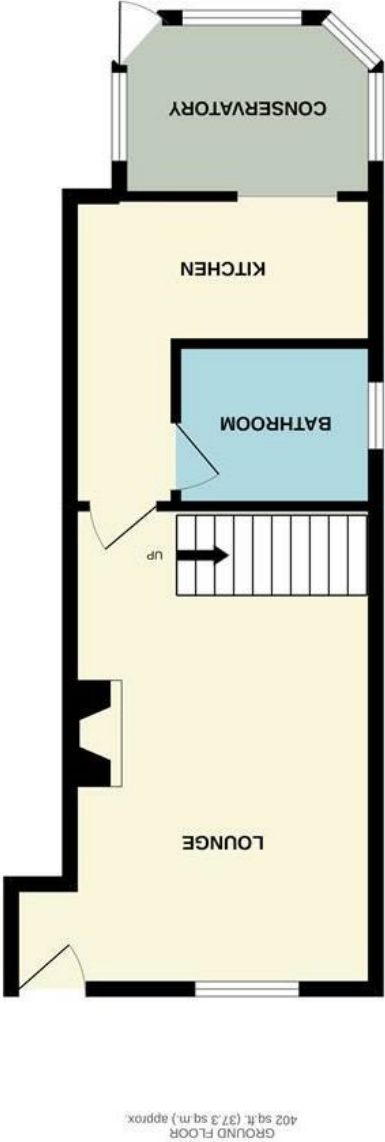
Details Prepared by
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Interested? Get in touch:

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CPH



4 BESWICKS YARD

TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.

