



17 Granary Way, Cloughton, Scarborough, YO13 0FE
Offers Over £300,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM END-TERRACE COTTAGE
- OPEN PLAN LIVING/KITCHEN/DINING ROOM
- DOWNSTAIRS WC AND UTILITY ROOM
- EN-SUITE TO THE MASTER BEDROOM
- LAWNED GARDENS, CAR PORT SPACE, OFF-STREET PARKING
- LOCATED WITHIN THE VILLAGE OF CLOUGHTON

Set within the quaint village of CLOUGHTON is this STUNNING, THREE BEDROOM COTTAGE which was built CIRCA 2019 (6 years warranty remaining) and offers MODERN OPEN PLAN LIVING to the ground floor with a UTILITY ROOM/DOWNSTAIRS WC. The property also has the additional benefit of an EN-SUITE to the MASTER BEDROOM, CAR PORT SPACE, OFF-STREET PARKING and LAWNED GARDENS.

The property is built by the 'award winning' builders Mulgrave Properties and is 'in our opinion' finished to the highest standards with approx 6 years 'Build Zone' warranty remaining, both gas central heating and double glazing. The accommodation comprises internally on the ground floor; entrance hallway with stairs to the first floor, built-in storage and an opening to an open plan living/dining/kitchen. The open living space has double doors to both the front/rear aspect and a modern fitted breakfast kitchen. Also on the ground floor lies a utility room with a downstairs WC. To the first floor of the property lies a landing with access into the loft space, master bedroom with a modern en-suite shower room, two further bedrooms and a modern house bathroom. Externally, the property benefits from a rear garden enclosed by fenced boundaries, covered bin storage, off-street parking and a space within a car port which has built-in storage facilities.

The property is in an enviable and much sought after location on the edge of the North Yorkshire Moor National Park, a stone's throw away from the Cleveland Way and approximately one mile from the Sea, in the village of Cloughton on the outskirts of Scarborough.

Early internal viewing does come highly advised in order to fully appreciate this light and airy, modern family home. To arrange a viewing, please contact our experienced team at CPH today on 01723 352235





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway
13'5" x 6'6" max

Open Plan Living/Kitchen/Dining Room
24'7" x 12'5"

Downstairs WC
5'6" x 2'11"

Utility Room
11'1" max x 6'6" max

FIRST FLOOR

Landing
9'10" x 5'10"

Master Bedroom
16'4" max x 9'2" max

En-suite to the Master
7'6" x 5'2"

Bedroom Two
13'1" max x 8'10" max

Bedroom Three
9'10" max x 8'10" max

Bathroom
9'6" x 5'10"

Details Prepared
TLPF/230123



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

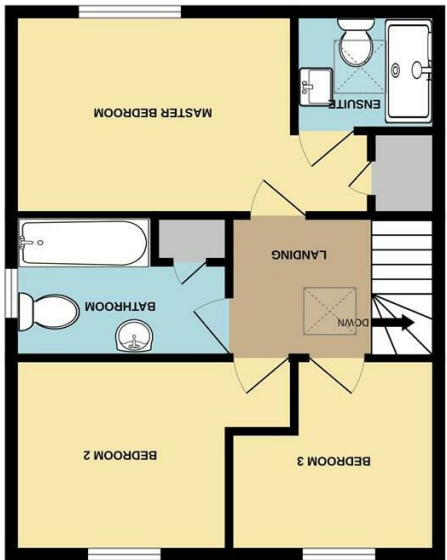
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

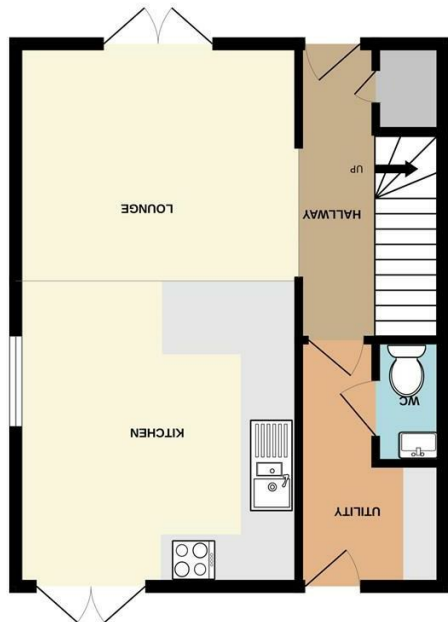


England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
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
Current	Potential



1ST FLOOR
 476 sq.ft. (44.3 sq.m.) approx.



GROUND FLOOR
 476 sq.ft. (44.3 sq.m.) approx.

Map data © 2023
 Made with Mapbox ©2023
 TOTAL FLOOR AREA : 953 sq. ft. (88.5 sq.m.) approx.
 What every agency has been asked to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 as to their operability or efficiency can be given.