



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



£265,000

11 MAIN STREET, IRTON, SCARBOROUGH, YO12 4RH

- Desirable Village Location
- Three Bedrooms
- Additional Conservatory
- Garage And Gardens

STUNNING OUTLOOK ACROSS OPEN COUNTRYSIDE TO THE REAR OF THIS LOVELY FAMILY HOUSE IN THE BEAUTIFUL VILLAGE OF IRTON. THIS TRADITIONAL PERIOD THREE BEDROOM SEMI DETACHED HOUSE HAS BEEN WELL MAINTAINED BY THE CURRENT OWNERS FOR MANY YEARS AND OFFERS THE NEW OWNER A LOVELY HOME IN A SUPERB LOCATION.



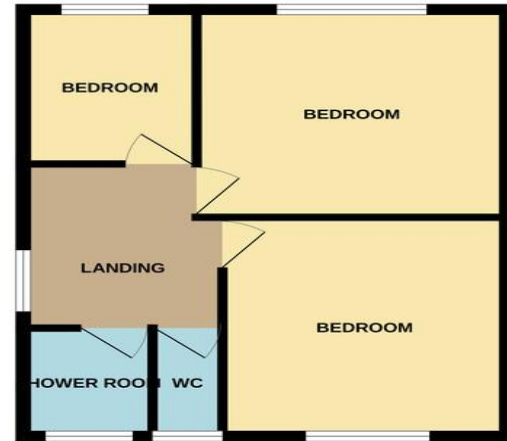
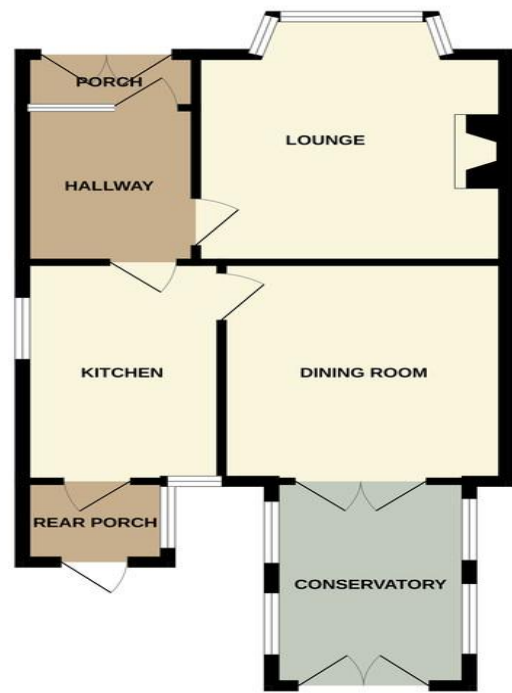
TIPPLE UNDERWOOD ESTATE AGENTS
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.3 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 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.
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Property Description

Irton benefits from all of the fantastic facilities of the neighbouring village of Seamer with well-regarded primary school, shops, pubs and eateries. The property when briefly described comprises entrance porch, hallway, bay fronted lounge, dining room, conservatory kitchen and rear porch to the ground floor. On the first floor are three well-appointed bedrooms, shower room and separate w/c. The property benefits from solar panels, gas central heating, upvc double glazing and wood burning stove in the lounge. The house sits on a generous plot with long driveway, extended garage and lovely gardens overlooking open fields to the rear.



GROUND FLOOR

- PORCH
- HALLWAY
- LOUNGE
13' 2" x 11' 9" (4.01m x 3.58m)
- DINING ROOM
11' 4" x 10' 10" (3.45m x 3.3m)
- KITCHEN
11' 4" x 7' 6" (3.45m x 2.29m)
- CONSERVATORY
10' 11" x 7' 6" (3.33m x 2.29m)

REAR PORCH

FIRST FLOOR

- LANDING
- BEDROOM
12' x 11' 7" (3.66m x 3.53m)
- BEDROOM
11' 2" x 10' 8" (3.4m x 3.25m)
- BEDROOM
8' 4" x 8' 6" (2.54m x 2.59m)

SHOWER ROOM

WC

OUTSIDE

- GARAGE
- GARDENS