



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



**£250,000**

6 WEST LANE, CLOUGHTON, SCARBOROUGH, NORTH YORKSHIRE, YO13 0AL

- Modernised Throughout
- Three Bedrooms
- Generous Living Accommodation
- Desirable Location

SITUATED IN THE POPULAR NORTH SIDE COUNTRYSIDE VILLAGE OF CLOUGHTON WE HAVE THIS LARGE THREE BEDROOM SEMI DETACHED HOUSE. SUPERB PRESENTATION THROUGHOUT, LARGE REAR GARDENS, WELL PROPORTIONED ACCOMMODATION WITH GENEROUS LIVING SPACES.



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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.



6 West Lane, Cloughton, Scarborough, North Yorkshire, YO13 0AL

GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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

Cloughton in its idyllic position with the moors and the coast on your doorstep are what make this such a sought-after village. This semi-detached house when briefly described comprises, entrance porch, hallway, cloakroom, dining room, lounge utility and open plan kitchen/dining conservatory to the ground floor. Three well-appointed bedrooms to the first floor with modern walk-in shower room. Well-presented gardens, with large lawn to the rear and paved patio. Off road parking area to the front of these properties.



## GROUND FLOOR

- PORCH
- HALLWAY
- CLOAKROOM
- LOUNGE  
14' 6" x 12' 5" (4.42m x 3.78m)
- DINING ROOM  
12' 4" x 9' 5" (3.76m x 2.87m)
- KITCHEN/DINING/CONSERVATORY  
26' 6" x 8' (8.08m x 2.44m)
- UTILITY ROOM

## FIRST FLOOR

- LANDING
- BEDROOM  
13' x 11' (3.96m x 3.35m)
- BEDROOM  
11' x 11' 1" (3.35m x 3.38m)
- BEDROOM  
9' 5" x 7' 4" (2.87m x 2.24m)
- BATHROOM

## OUTSIDE

- GARDENS