



## 15 Station Lane

Cloughton, Scarborough, YO13 0AD

Guide Price £350,000



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## 15 Station Lane

Ellis Hay is delighted to bring to the market this 3-bedroomed detached property in the desirable village of Cloughton, on the coastal road between Scarborough and Whitby. This well-proportioned detached home offers versatile accommodation suitable for a range of buyers.

### Key Features

Desirable village location.

Two reception rooms plus a conservatory offering flexible living space

Two bathrooms for added convenience

Generous built-in storage throughout the property

Large garage with direct internal access

Private driveway providing off-street parking

Spacious rear garden with paved patio, established trees, shrubs, and plants, including several apple tree's

In our opinion, appealing field views from the garden

Well-positioned for access to local amenities, Scarborough's coastline, and surrounding countryside

Sold with NO ONWARD CHAIN, a property not to be missed, please call our friendly sales team on 01723 350077 to arrange a viewing.

## Lounge

17'10" x 12'6" (5.46 x 3.83)

## Dining Room

11'0" x 9'9" (3.37 x 2.99)

## Kitchen

11'6" x 11'0" (3.52 x 3.37)

## Conservatory

11'6" x 7'2" (3.52 x 2.20)

## Bedroom 1

17'3" x 10'4" (5.26 x 3.15)

## Bathroom

12'9" x 6'4" (3.90 x 1.94)

## WC

5'3" x 4'11" (1.61 x 1.52)

## Bedroom 2

13'5" x 11'2" (4.10 x 3.42)

## Bedroom 3

11'2" x 10'0" (3.42 x 3.06)

## Bathroom

6'11" x 5'7" (2.11 x 1.72)

## Garage

22'11" x 8'7" (7.01 x 2.63)

## Directions

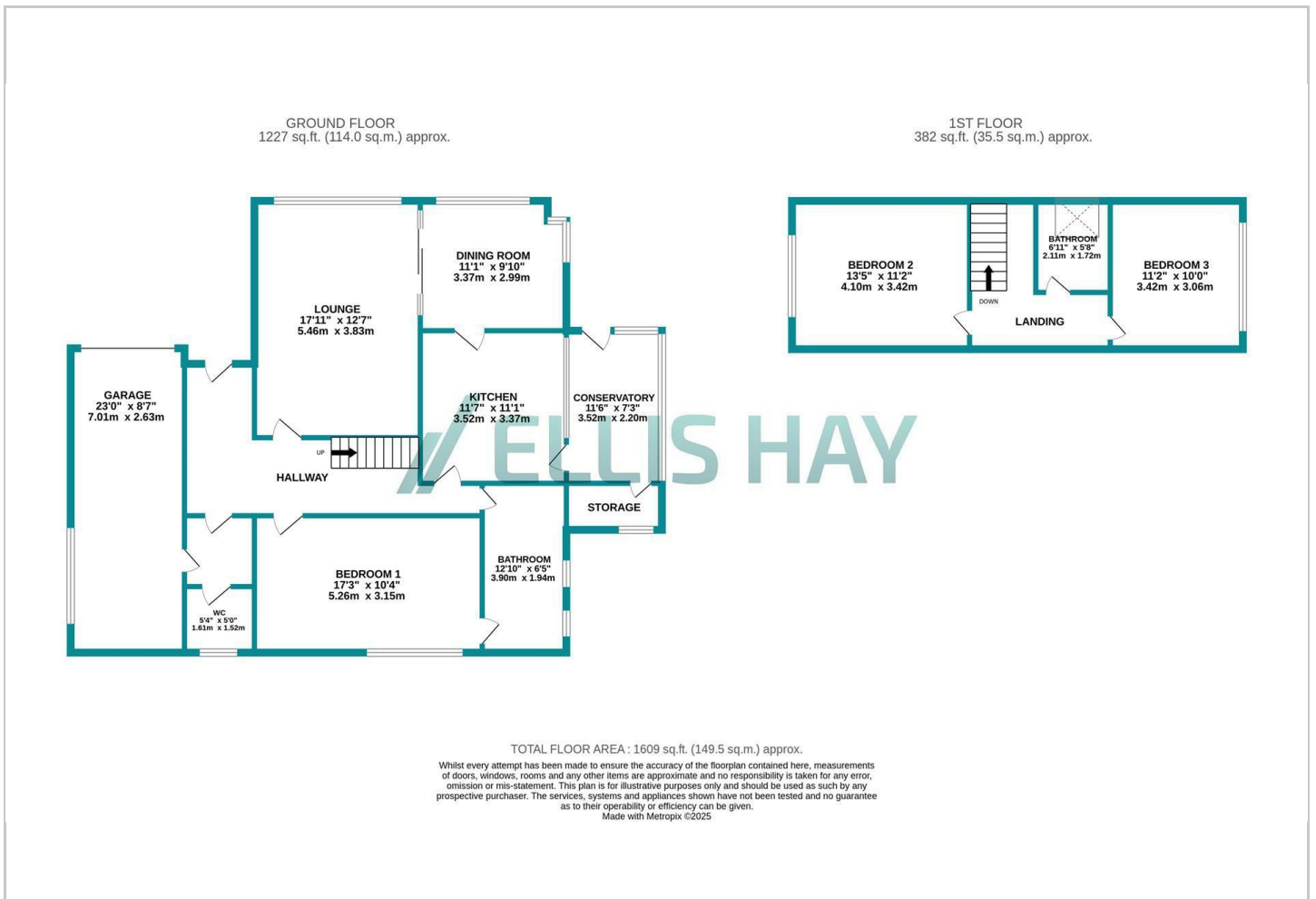
What 3 Words  
Ridge.tricks.fires



## Hybrid Map



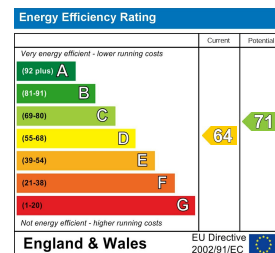
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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