



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 as to their operability or efficiency can be given.

TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.



4 Granary Way, Cloughton, Scarborough, YO13
OFE

Harris Shields
Collection

A modern build three bedroom home

- ✓ Large Three Bedroom Home
- ✓ Gorgeous Countryside Views
- ✓ Two Bathrooms (master en-suite)
- ✓ Parking For Two Cars
- ✓ Small Exclusive Development
- ✓ No Onward Chain
- ✓ Modern Build (Built 2019)
- ✓ Excellent B EPC Rating

Guide Price £300,000

Harris Shields Collection

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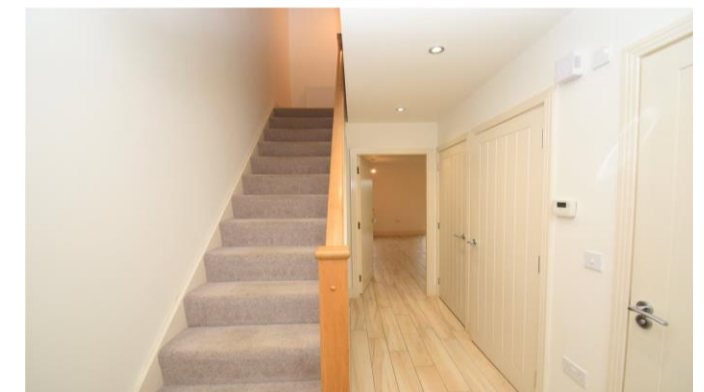
Description

Granary Way is a unique completed development of 24 family homes situated in the heart of the picturesque village of Cloughton, on the edge of the North Yorkshire Moors National Park, near Scarborough. This particular home offers a spacious living area, an ideal space for relaxation or entertaining guests with french doors opening to the garden with countryside views. The adjacent kitchen boasts modern appliances, sleek countertops, and plenty of storage. A downstairs wc, storage and cloakroom compliment the ground floor. Upstairs, you'll find three well-appointed bedrooms, The master suite features a luxurious ensuite bathroom. The additional bedrooms are equally inviting, providing comfort for family members or guests. Outside is an enclosed garden and driveway close to the property.

The development occupies the site of an old farmstead, which was carefully reflected in its design and layout. Natural materials were used throughout, with clay pantiles, slate roofing, stone and timber cladding with timber windows. Details such as timber cladding were used to visually soften the

Additional Information

Council tax band C



Opening doors
for over 60 years

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