

Peter  
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ESTATE AGENTS



A three-bedroom mid-terraced family home, featuring gas-fired central heating and double glazing. Enjoying an elevated position, the property offers superb views from the first floor - southward across rooftops and open countryside, and northward over further countryside.

Accommodation briefly comprises:

Ground Floor: Entrance lobby, sitting room, kitchen/dining area, and cloakroom.

First Floor: Landing, three bedrooms and house bathroom.

Externally – The open-plan front garden includes raised beds leading to a levelled area. The rear garden is terraced with well-stocked borders, an outbuilding, and a greenhouse.

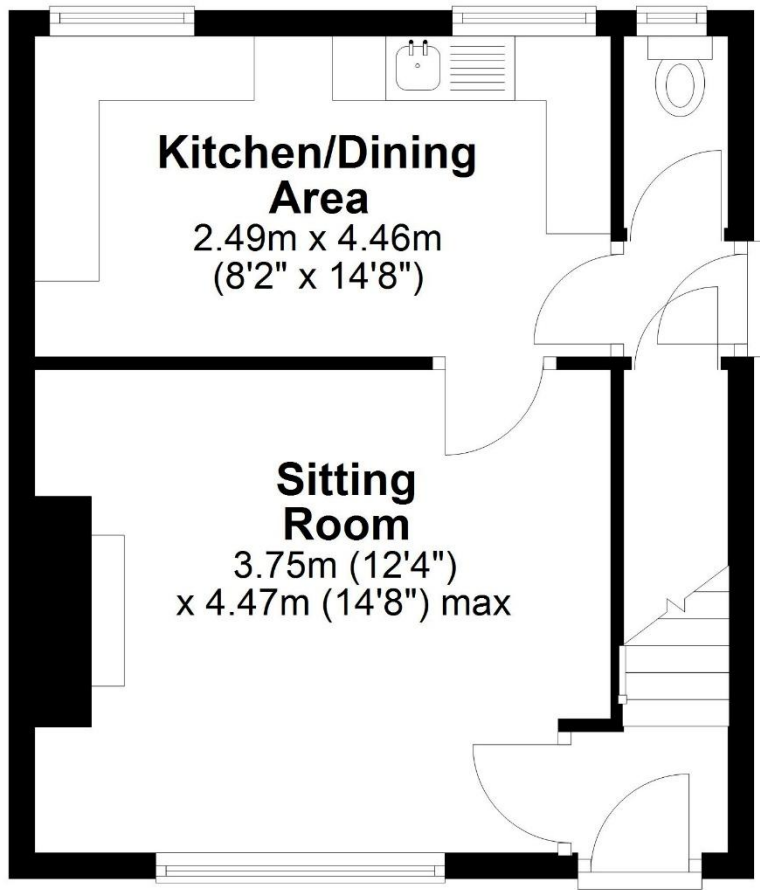
Nestled on the edge of the North York Moors National Park, Snainton combines countryside charm with excellent access to Scarborough, Pickering, and Malton. This attractive village offers a rural lifestyle with a strong sense of community, including traditional stone cottages, and stunning natural surroundings—ideal for walkers and nature enthusiasts.

Snainton benefits from a range of local amenities including a highly regarded primary school, village hall, and a popular pub. This property is near the A170 ensuring convenient travel across North Yorkshire, while nearby coastal and moorland areas provide endless opportunities for leisure and exploration. Whether you're seeking a tranquil retreat or a base to enjoy the beauty of Yorkshire, Snainton is a place to truly call home.



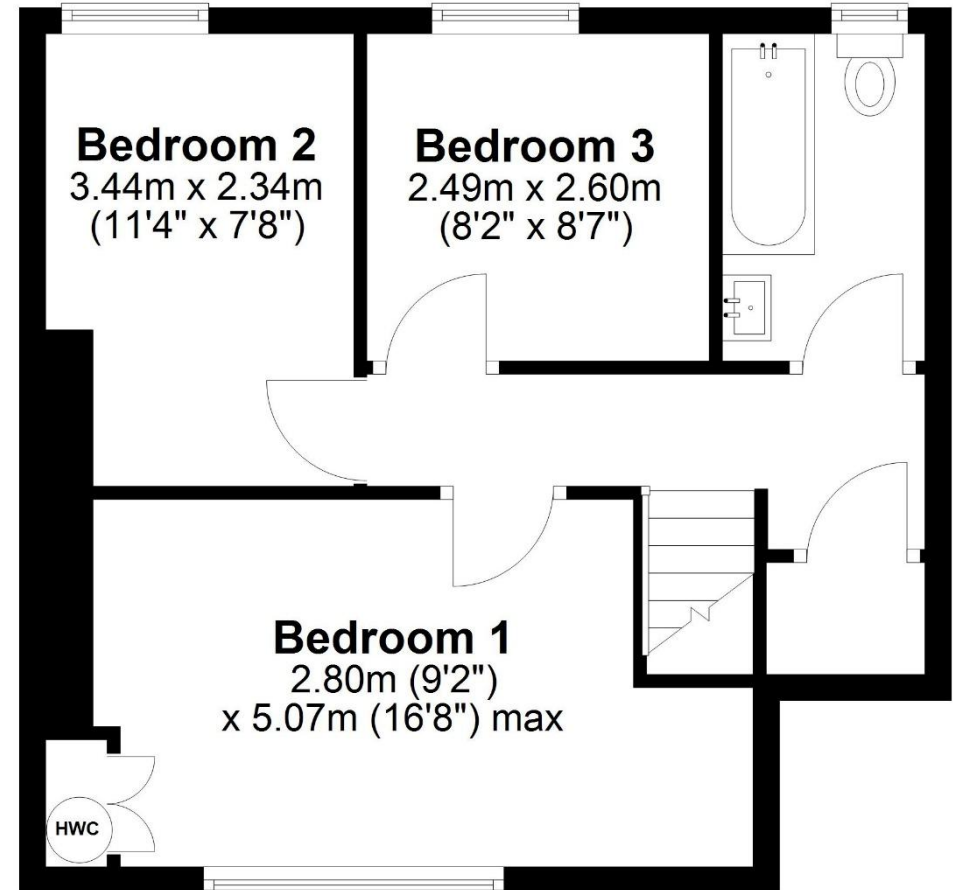
## Ground Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



## First Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



Total area: approx. 74.7 sq. metres (804.1 sq. feet)

**22 Wydale Rise, Snainton**

For illustration purposes only not to scale





**Tenure:** We understand the property to be freehold.  
Vacant possession will be given on completion.

**Notes:** The land has the benefit of and is subject to easements and rights.

**Services:** Mains water, drainage, gas and electricity are laid on.

**Property Tax:** Band B

**EPC Rating:** Band D

**Broadband:** Basic 16 Mbps, Superfast 41 Mbps, Ultrafast 1800 Mbps

**Satellite/Fibre TV Availability:** BT and Sky

**Mobile Coverage:** EE, Vodafone, Three, and O2

**Photography:** By Peter Illingworth

**Location:** What3words:///jubilant.darling.grades

**HMRC:** It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

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**Need advice on buying through another agent?**  
Contact Peter Illingworth on 01751 475557 to discuss how we can give you the comfort of many years of our expertise in representing clients in the purchase of their next home.

**Viewing:** Strictly by appointment through the agents Kirkbymoorside, 16 Market Place, Kirkbymoorside, York.  
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