

colin ellis



Main Street, Cayton, Scarborough, YO11 3RT

£179,950

This three bedroom cottage in the village of Cayton is well presented throughout and offers a separate study, rear garden and garage. The property is located close to local shops and amenities and is within walking distance to the sandy beaches of Cayton Bay.



This three bedroom cottage in the village of Cayton is well presented throughout and offers a separate study, rear garden and garage. The property is located close to local shops and amenities and is within walking distance to the sandy beaches of Cayton Bay. The property has an entrance hall leading to a spacious living room with dual aspect windows and a feature fireplace. There is a dining area to the side which leads through to the fitted kitchen with views over the garden. A study is also located downstairs which is great for working from home. Upstairs the property has three bedrooms which are well proportioned, the master has views over the rear, the second double bedroom has views also over the rear and the third bedroom is to the front. The family bathroom has a three piece suite in white with a shower over the bath. The property would be great as a family home or a holiday home due to its location close to Cayton Bay and the amenities that it has to offer. Viewing is highly recommended.

DIRECTIONS

From Scarborough Railway Station proceed over Valley Bridge onto Filey Road, at the first roundabout take the second exit then at the next roundabout take the second exit, at the next roundabout take the third exit onto Mill Lane. Proceed to the junction and take a right onto Main Street with the property located on the left hand side.

ENTRANCE HALL

uPVC double glazed front door leading to entrance hall with ceiling light and door leading to living room.

LIVING ROOM

20' 9" x 8' 7" (6.33m x 2.64m)

Spacious living room with windows at both ends letting plenty of light in, feature gas fireplace with marble surround, wall lights, uPVC double glazed windows and opening to dining room.





KITCHEN

12' 7" x 6' 0" (3.85m x 1.85m)

Fitted shaker style kitchen in cream, cupboards and drawers and charcoal worktops, built in extractor, space for oven and hob, fridge freezer and washing machine. uPVC double glazed window overlooking the rear garden, door to rear garden, inset ceiling spotlights, tiled splashbacks and door to dining room.

OFFICE

8' 11" x 6' 0" (2.74m x 1.85m)

Office space with uPVC double glazed window overlooking the front, ceiling light, radiator and door to dining room.



LANDING

Stairs to landing with uPVC double glazed window overlooking the side and ceiling light.

BEDROOM ONE

11' 8" x 9' 4" (3.58m x 2.86m)

Master bedroom with uPVC double glazed window overlooking the rear, ceiling light, radiator and door to hallway.

BEDROOM TWO

8' 10" x 8' 6" (2.70m x 2.61m)

Double bedroom with uPVC double glazed window overlooking the rear, radiator, ceiling light and door to hallway.

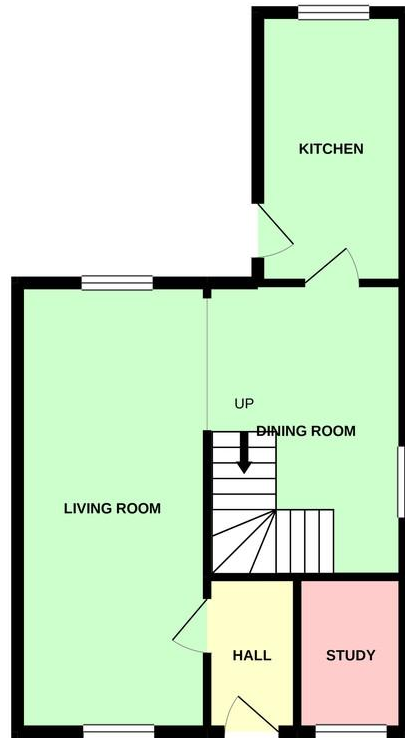
BEDROOM THREE

9' 4" x 8' 11" (2.86m x 2.74m)

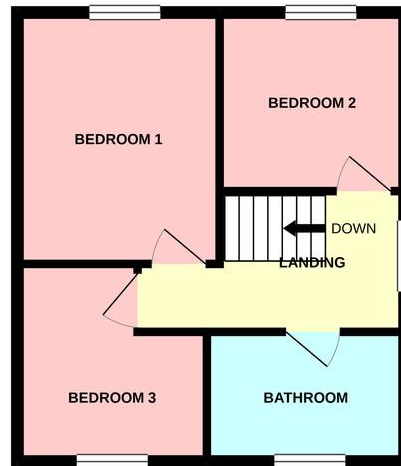
Bedroom three currently used as a dressing room with uPVC double glazed window overlooking the front, radiator, ceiling light and door to hallway.



GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.1 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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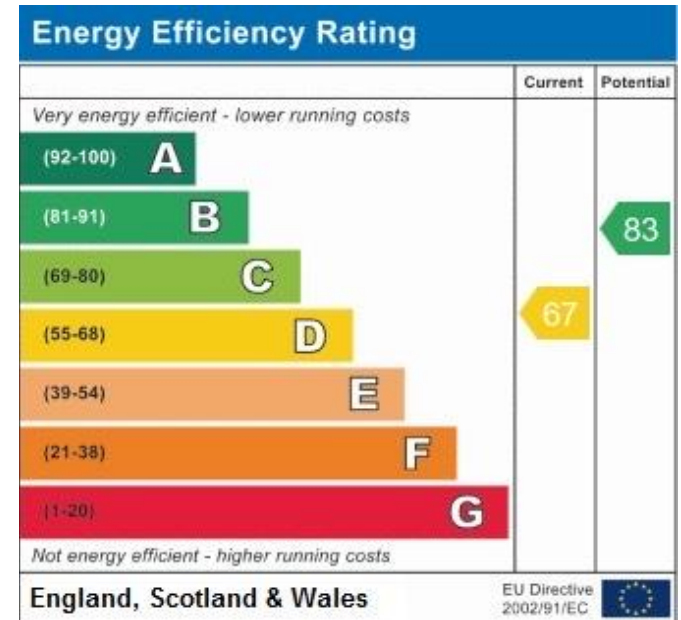
BATHROOM

8' 10" x 5' 1" (2.70m x 1.56m)

Three piece suite in white with shower over the bath and glass shower screen, tiled walls, ceiling light, uPVC double glazed window overlooking the front, door to hallway.

OUTSIDE

To the rear is an enclosed low maintenance garden which has good sunlight all day and just beyond is a separate single garage.



DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Council Tax Band: Band C



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