



colin ellis

**Hartford Road,
Cayton, YO11 3SU**

Colin Ellis welcome to the market a THREE bedroom EXTENDED, DETACHED house set in a SOUGHT AFTER location. Offering THREE reception rooms, kitchen/diner, TWO drives, GARAGE and gardens.

Offers In Region Of £250,000





Briefly comprising of an entrance hall, lounge, office, dining room and an extended kitchen/diner. The first floor offers three bedrooms and a family bathroom. Outside offers two drives, a front garden and a garage.

Being situated in the highly desired village location of Cayton on the outskirts of Scarborough you have access to a wealth of local amenities including two convenience stores, post office, popular junior school and secondary school, two public houses and an eating and drinking establishment. A little further away is Seamer train station and in close proximity of major employers and industrial estates making it a perfect place for commuting to work. This lovely home is well suited to a multitude of buyers and internal viewing is highly recommended.

ENTRANCE HALL

With storage cupboard.

LOUNGE

16' 0" x 14' 11" (4.88m x 4.56m)

With uPVC double glazed window overlooking front and single radiator.

SNUG AREA

8' 0" x 12' 7" (2.44m x 3.86m)

With uPVC double glazed windows overlooking side and rear, power points, radiator carpet and understairs cupboard.

OFFICE

9' 10" x 8' 11" (3.02m x 2.72m)

With uPVC double glazed window overlooking rear, power points and radiator.

DINING ROOM

9' 5" x 13' 1" (2.88m x 3.99m)

With uPVC double glazed window overlooking front, ceiling lantern, coving, laminate flooring and single radiator.





KITCHEN

9' 6" x 27' 1" (2.92m x 8.26m)

With base, wall and drawer units with worktops, tiled splashbacks, space for oven and hob, space for washing machine and tumble dryer, sink and drainer unit, power points, uPVC windows overlooking side, ceiling lantern, uPVC double glazed door and double radiator.



STAIRS TO FIRST FLOOR

With window overlooking side, power points and loft access.

BEDROOM ONE

10' 9" x 13' 5" (3.30m x 4.09m)

With uPVC double glazed window overlooking rear, power points, single radiator and fitted wardrobes.



BEDROOM TWO

10' 7" x 11' 3" (3.24m x 3.43m)

With uPVC window overlooking rear, power points and single radiator.



BEDROOM THREE

7' 1" x 8' 2" (2.18m x 2.49m)

With uPVC double glazed window overlooking rear, power points and single radiator.



BATHROOM

7' 2" x 10' 0" (2.19m x 3.07m)

With pedestal hand basin, low flush WC, bidet, shower cubicle, uPVC double glazed window overlooking front, airing cupboard and single radiator.



OUTSIDE

Two drives, garage, patio area and garden. Hedged borders.

GROUND FLOOR
826 sq.ft. (76.8 sq.m.) approx.

TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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Hartford Road - Reference Number: 11457

EPC TBC

Council Tax Band: Band E

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