



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		



OFFERS IN EXCESS OF £170,000

27 CAYLEY LANE, BROMPTON-BY-SAWDON, SCARBOROUGH, YO13 9DL

- Charming Cottage
- Three Bedrooms
- Potential To Extend
- Beautiful Village Location

A PRETTY THREE BEDROOM MID TERRACED COTTAGE IN THIS BEAUTIFUL RURAL VILLAGE. IN NEED OF SOME UPDATING WITH HUGE POTENTIAL TO CREATE A STUNNING HOME OR HOLIDAY RETREAT.



TIPPLE UNDERWOOD ESTATE AGENTS
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.

1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1163 sq.ft. (108.1 sq.m.) approx.
While 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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Property Description

The property when briefly described comprises, entrance hall, kitchen and living room to the ground floor. On the first floor are three bedrooms bathroom and separate shower room. The ground floor could be widely extended into the existing outbuilding with the necessary permissions. At the rear of the property is an enclosed courtyard. Brompton made famous by Sir George Cayley said to be the birthplace of aviation is a beautiful, rural village of mainly stone and pan-tile cottages, lying some nine miles east of Pickering and eight miles west of Scarborough. The village is particularly well served with a highly regarded butcher, tea rooms and church. There is also a Primary School graded as Good by Ofsted located within the village.



GROUND FLOOR

ENTRANCE HALL

KITCHEN
14' 1" x 6' 7" (4.29m x 2.01m)

LOUNGE
17' 5" x 13' 1" (5.31m x 3.99m)

FIRST FLOOR

LANDING

BEDROOM
24' 7" x 9' 2" (7.49m x 2.79m)

BEDROOM
13' 1" x 11' 2" (3.99m x 3.4m)

BEDROOM
9' 2" x 6' 7" (2.79m x 2.01m)

BATHROOM

SHOWER ROOM

OUTSIDE

STORE 1
11' 6" x 10' 2" (3.51m x 3.1m)

STORE 2
12' 6" x 9' 6" (3.81m x 2.9m)

ENCLOSED COURTYARD