



### OFFICE HOURS:

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm

## 10 good reasons to choose DMA

- \* Open 7 days a week.
- \* Filey's longest established family run independent estate agency.
- \* Prompt efficient friendly service.
- \* 360° virtual tours and floor plans.
- \* Free advertising: no sale - no charge.
- \* Free no obligation market valuation.
- \* Free accompanied viewing.
- \* Dedicated sales progression.
- \* Prominent town centre location.
- \* Modern walk-round self selection display.

RESIDENTIAL  
SALES

**DMA** ESTATE  
AGENTS

COMMERCIAL  
SALES



Proprietors: David Mansfield ATTON FNAEA.

Samantha ADDISON

[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)

ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



34 WEST END VIEW, CAYTON YO11 3SP



Leasehold Offers over £90,000

### FEATURES

- \* Ideal for first time buyers or second home.
- \* One bedroom first floor apartment.
- \* Located in this popular village just outside Scarborough.
- \* Modern kitchen and bathroom.
- \* Gas central heating.
- \* Upvc double glazing.
- \* Off street parking.
- \* Sold with no onward chain.
- \* EPC Rating: C.
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Upvc Front Door to Entrance Hall.

Stairs to:

FIRST FLOOR: Lounge. Kitchen. Bedroom. Bathroom.

OUTSIDE: Off street parking.

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34 WEST END VIEW, CAYTON

**FLOOR PLAN:**



Please note this floorplan is a guide and not to scale.  
Plan produced using PlanUp.

**34 West End View, Cayton**

**Upvc Front Door to:**

**ENTRANCE HALL**



**FIRST FLOOR:**



**LANDING**

Radiator. **Loft access.**

**LOUNGE**

**4.34m x 3.12m (14'3" x 10'3")**

Radiator. Upvc double glazed window.



*/ continued over*

## KITCHEN

**3.70m x 1.87m** (12'2" x 6'2")

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Electric cooker point. Plumbing for automatic washing machine. Gas central heating boiler. Upvc double glazed window.



## BEDROOM ONE

**4.08m x 3.09m** (13'5" x 10'2")

Built-in cupboard. Radiator. Upvc double glazed window.



## BATHROOM

Bath with electric shower over and screen. Handbasin in vanity unit and wc. Part tiled walls. Radiator.



## OUTSIDE:

Private side driveway with parking for one / two cars.

**Council Tax Band**      **A.**

## LOCATION:

Cayton is a large village located just to the south of Scarborough.

## DIRECTIONS:

Take the Scarborough road out of Filey onto the A165. At the second roundabout turn left signposted Cayton. Follow the road through the village, take the fourth turning on the right after the Farrier restaurant onto West End View. The property is located on the right hand side.

**Viewing strictly by appointment only through DMA Estate Agents**