



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**£400,000**

16 DAIRY LANE, CAYTON, SCARBOROUGH, YO11 3EA

- Five Bedrooms
- Superb Living Space
- Two En-Suites
- Integrated Garage And Gardens

THIS IMMACULATE FIVE BEDROOM DETACHED FAMILY HOUSE ON THIS POPULAR MATURE DEVELOPMENT IN THE LOVELY SCARBOROUGH VILLAGE OF CAYTON. PRESENTED TO A SUPERB STANDARD THROUGHOUT, WITH FANTASTIC LIVING AND DINING SPACE, CONSERVATORY, FIVE WELL LAID OUT BEDROOMS TWO WITH ENSUITE, LARGE INTEGRATED GARAGE AND GARDENS.



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  
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 1905 sq.ft. (177.0 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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### Property Description

The property when briefly described comprises entrance hall, large bay fronted lounge, open plan kitchen diner to the rear following through to the modern conservatory, utility room and cloakroom to the ground floor. On the first floor are five well-appointed bedrooms with four generous double rooms, two with en suite and a further single bedroom and family bathroom. Large integrate garage with access from the hallway, generous off street parking to the front and lawned garden to the rear.



### GROUND FLOOR

- ENTRANCE HALL
- LOUNGE  
20' 3" x 11' (6.17m x 3.35m)
- KITCHEN/DINER  
23' 8" x 13' (7.21m x 3.96m)
- CONSERVATORY  
12' 2" x 11' 5" (3.71m x 3.48m)
- UTILITY ROOM  
8' 8" x 5' 4" (2.64m x 1.63m)
- WC



### FIRST FLOOR

- LANDING
- MASTER BEDROOM  
13' 10" x 11' 1" (4.22m x 3.38m)  
ENSUITE
- BEDROOM  
12' 2" x 11' 1" (3.71m x 3.38m)  
ENSUITE
- BEDROOM  
15' 1" x 10' 11" (4.6m x 3.33m)
- BEDROOM  
11' 3" x 10' 11" (3.43m x 3.33m)
- BEDROOM  
10' 5" x 6' 6" (3.18m x 1.98m)
- BATHROOM  
6' 10" x 6' 2" (2.08m x 1.88m)



### OUTSIDE

- GARAGE  
20' 4" x 10' 5" (6.2m x 3.18m)
- GARDENS

