



30 Carr House Lane

Cayton, Scarborough, YO11 3SS

Guide Price £320,000



Ellis Hay is delighted to bring to the market this three-bedroom detached bungalow, nestled in the highly sought-after village of Cayton. This popular location offers the best of both worlds – a peaceful village setting with excellent access to local amenities and transport links, making it an ideal choice for a wide range of buyers.

The bungalow boasts a spacious layout, featuring a large lounge, modern kitchen/diner, and a conservatory. There are three well-proportioned bedrooms and a generous family bathroom. Outside, the property benefits from a garage with off-road parking, a mainly lawned front garden, and a rear garden with both lawn and a hard-landscaped patio – perfect for relaxing with a morning coffee or hosting a BBQ while enjoying views over nearby fields.

Offered with no onward chain, this property is ready to be your new home. Early viewing is highly recommended to fully appreciate all that this charming home has to offer.



FRONT ENTRANCE

UPVC front door with side panel leading to inner porch.

HALLWAY

With large storage cupboard.

LOUNGE

UPVC front and side facing windows, overhead lights, wall lights, radiator and carpet. Modern electric wall mounted fire

KITCHEN/DINER

With range of wall, base and drawer units with co-ordinating worktop, tiled splash back and 1.5 sink with mixer tap. Built in electric oven, hob and extractor fan over. integrated under counter fridge, dishwasher and washing machine. UPVC window overlooking the conservatory. Coving, inset spot lights and radiator. UPVC window overlooking the side of the property and door giving access to the conservatory.

CONSERVATORY

With access to the side of the property.

BEDROOM 1

UPVC window overlooking the front of the property. With overhead light, radiator and carpet.

BEDROOM 2

UPVC window overlooking the rear of the property. Overhead light, radiator and carpet.

BEDROOM 3

With UPVC window overlooking the rear of the property. Overhead light, radiator and carpet.

BATHROOM

Corner bath with shower over, WC and handbasin. Part tiled, overhead light and frosted window overlooking the side of the property.

OUTSIDE

Front garden is hard landscaped with lawned area and path to the front door and around the property.

Driveway leading to garage which has an electric door, light, power and personal door.

Rear garden is mainly laid to lawn with paths and hard landscaped patio area.

DIRECTIONS

Postcode for sat nav is YO11 3SS
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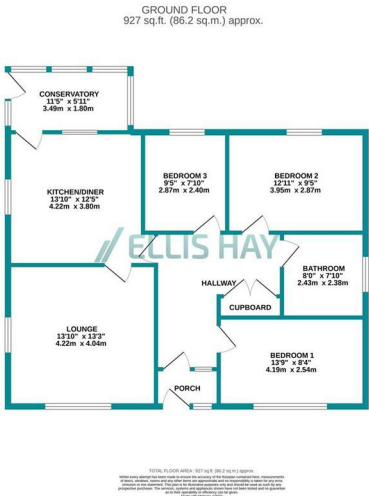
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: D

Tenure: Freehold



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