



**HUNTERS®**  
HERE TO GET *you* THERE



3



1



2



D

HUNTERS

# Penton Road, Cayton, Scarborough

Offers In Excess Of £210,000



This charming semi-detached dormer bungalow is located on Penton Road in the picturesque village of Cayton, Scarborough. Offering a perfect blend of space and comfort, this property features three/ four generously sized double bedrooms, making it ideal for families, couples, or even investors looking for a versatile home. The lounge provide ample space for relaxation and entertaining, while the well-maintained rear garden, mainly laid to lawn, offers a peaceful outdoor retreat for play or gardening.

The fantastic home briefly comprises: entrance hall with stairs to the first floor landing, spacious lounge, kitchen, downstairs bedroom, family bathroom and second reception room/ bedroom with access to the rear garden. To the first floor of the property you are welcomed with two additional double bedrooms. The outside presents you with a mainly laid to lawn rear garden, off road parking and garage.

1

33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)  
[scarborough@hunters.com](mailto:scarborough@hunters.com) | [www.hunters.com](http://www.hunters.com)

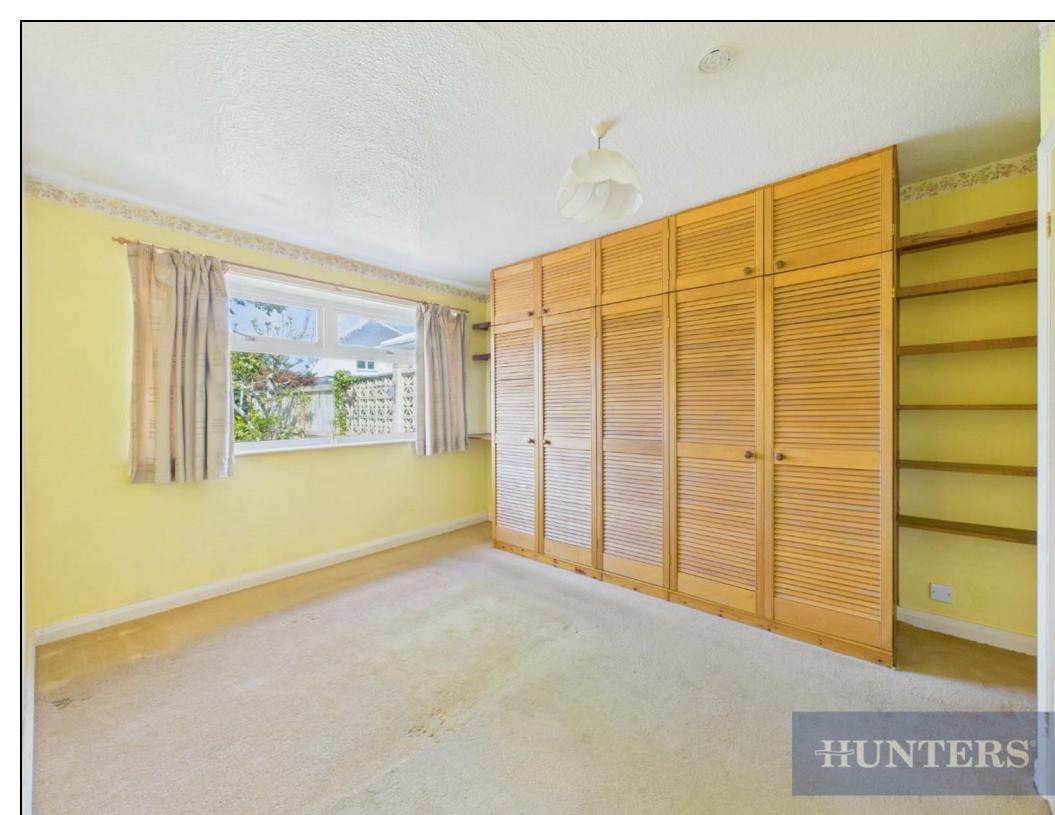


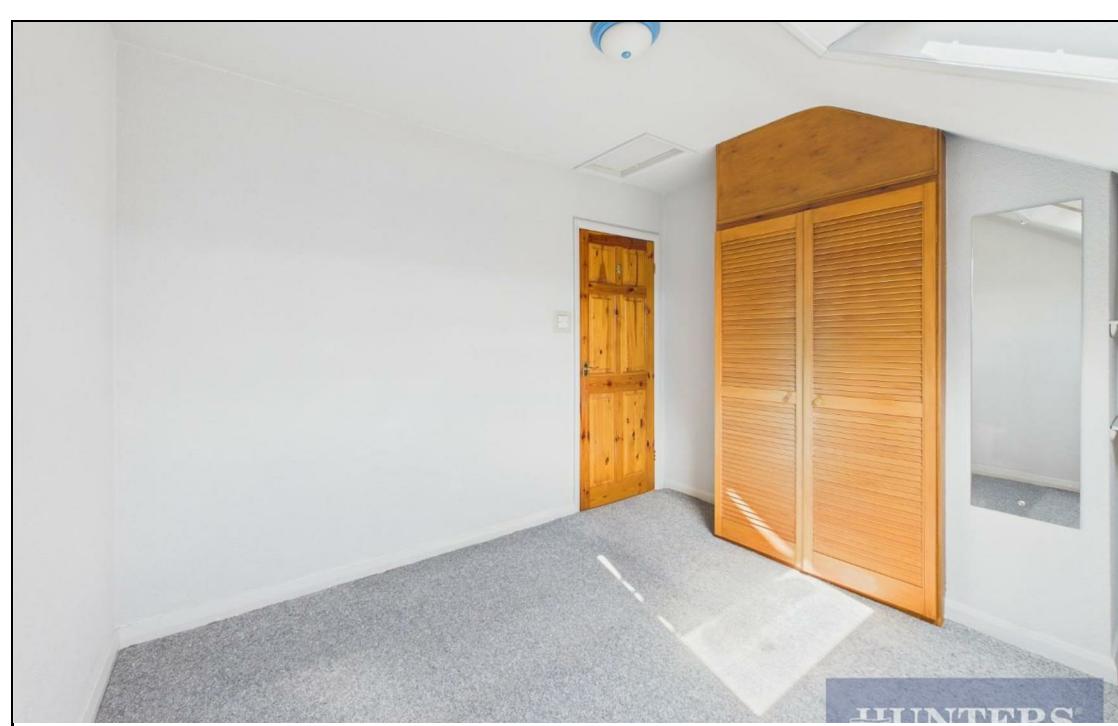
This Hunters business is independently owned and operated by Coast and Country Scarborough Ltd | Registered Address: C/O Dutton Moore Aldgate House 1-4 Market Place Hull HU1 1RS | Registered Number: 5974243 England and Wales | VAT No: 212 2999 13 with the written consent of Hunters Franchising Limited

## KEY FEATURES

- Semi detached dormer bungalow
  - Three bedrooms
  - Mainly laid to lawn rear garden
  - Garage
  - Off road parking
  - EPC: D
  - Sought after location
  - Access to local amenities









**HUNTERS**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>

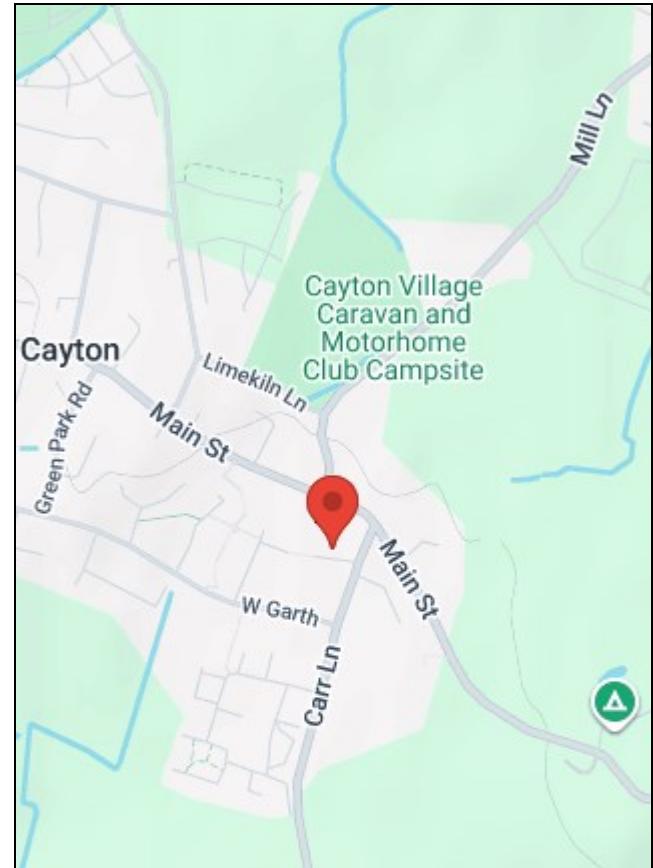
957.45 ft<sup>2</sup>  
88.95 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	86	60

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)  
[scarborough@hunters.com](mailto:scarborough@hunters.com) | [www.hunters.com](http://www.hunters.com)



This Hunters business is independently owned and operated by Coast and Country Scarborough Ltd | Registered Address: C/O Dutton Moore Aldgate House 1-4 Market Place Hull HU1 1RS | Registered Number: 5974243 England and Wales | VAT No: 212 2999 13 with the written consent of Hunters Franchising Limited