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**HUNTERS**<sup>®</sup>

# Main Street, Cayton, Scarborough

£230,000



Welcome to Main Street, Cayton, Scarborough - a charming location for this delightful two-bedroom house. As you step inside, you are greeted by a cosy reception room, perfect for relaxing after a long day. The property also has a spacious kitchen which is ideal for whipping up delicious meals and creating lasting memories with loved ones.

The property boasts two well-appointed bedrooms, offering ample space for a small family or guests. The highlight of this lovely house is the large bathroom, providing a luxurious retreat for unwinding in a warm bath after a busy day.

Outside, you will find a beautiful garden, perfect for enjoying a morning coffee or hosting summer barbecues. The convenience of a driveway ensures parking is never an issue, adding to the ease of everyday living.

Cayton is a beautiful coastal village situated near Scarborough, in North Yorkshire, England. Known for its beautiful sandy beach, Cayton Bay, the village is a popular destination for families, surfers, and nature enthusiasts. The surrounding cliffs and countryside offer scenic walking routes, making it ideal for those who enjoy outdoor activities. Despite its peaceful, rural atmosphere, Cayton has good access to nearby amenities, with local shops, pubs, and schools serving the community. Its close proximity to Scarborough also provides residents and visitors with easy access to larger retail and entertainment options, making Cayton a perfect blend of coastal tranquility and convenience.

Don't miss the opportunity to make this house your home - a place where comfort and convenience meet in a picturesque setting.

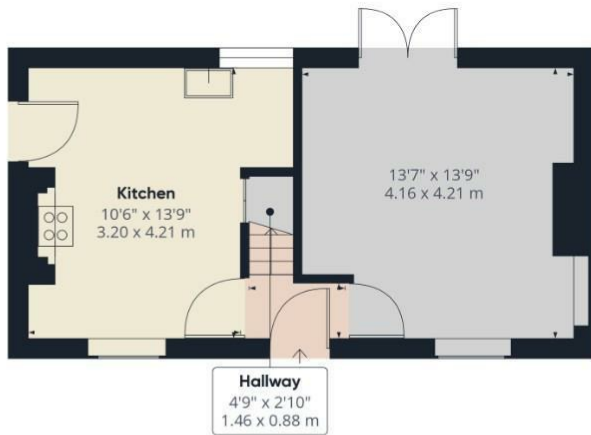
## KEY FEATURES

- Large Kitchen
- One Reception Room
- Two Bedrooms
- Large Bathroom
- Good Sized Garden
- Parking
- FULL PLANNING FOR A FULL HEIGHT TWO BED EXTENSION

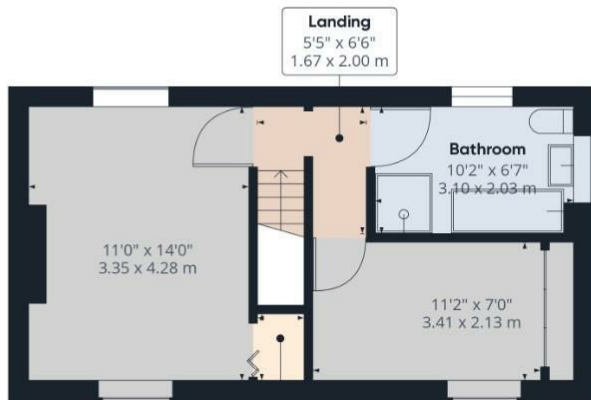








Ground Floor



Floor 1



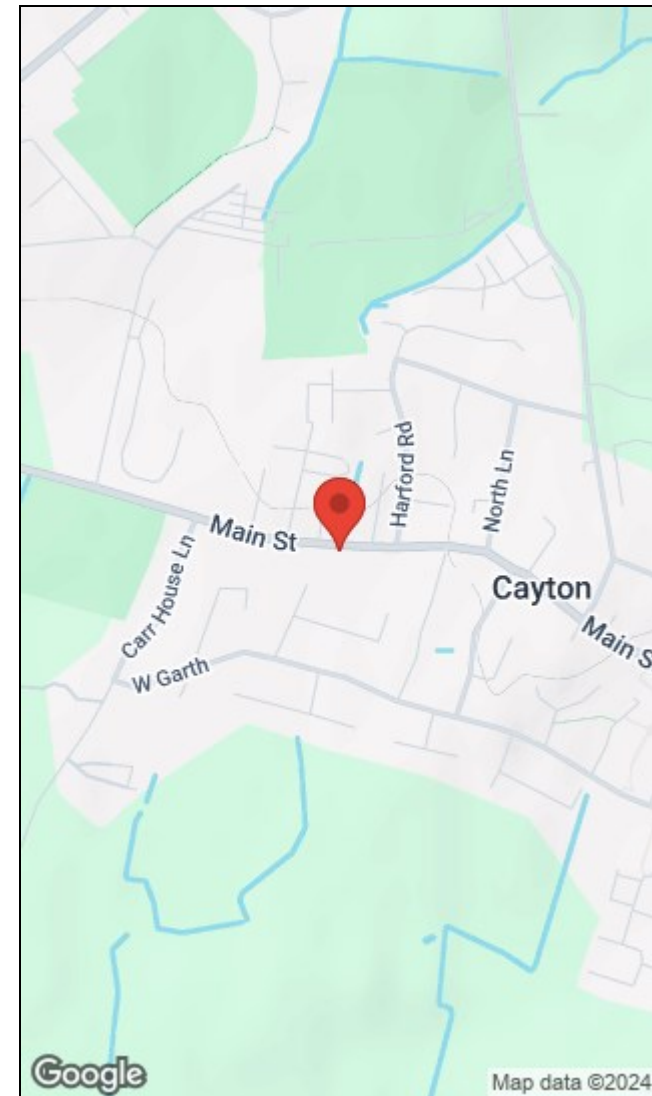
Approximate total area<sup>(1)</sup>  
734.64 ft<sup>2</sup>  
68.25 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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