

East Carr, Cayton, Scarborough
Guide Price £240,000



Well presented THREE BEDROOM DETACHED with GARAGE, DRIVEWAY.
Separate UTILITY ROOM, Lounge, Dining Room, Kitchen. NEW BOILER
2021 + Guarantee runs on Hive system. Family Bathroom, Double Glazing,
Central Heating, Level Gardens.

Entrance Hall

UPVC double glazed door to the front aspect, radiator, power points, stairs to the first floor landing.

WC

UPVC double glazed window to the front aspect, modern white two piece suite comprising of low flush WC, vanity wash hand basin, heated towel rail.

Lounge 4.20m x 4.00m - 13'9" x 13'1"

UPVC double glazed window to the front aspect, TV point, feature fire place with gas coal effect fire, radiator and power points.

Dining Room 3.00m x 2.40m - 9'10" x 7'10"

UPVC double glazed French Doors to the rear aspect, giving access to rear garden, radiator and power points.

Kitchen 2.90m x 2.50m - 9'6" x 8'2"

UPVC double glazed window to the rear aspect, range of high gloss wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric double oven with four ring gas hob, extractor hood, radiator, power points, understairs storage cupboard.

Utility Room 3.00m x 2.40m - 9'10" x 7'10"

UPVC double glazed window and UPVC double glazed door to the rear aspect, giving access to the rear garden, Fire door giving access to the integrated garage. Range of high gloss wall and base units with roll top work surface, stainless steel sink and drainer, space for washing machine, space, space for fridge freezer, fuse box, radiator and power points.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

First Floor Landing

UPVC double glazed window to the side aspect, Airing cupboard housing the Worcester combi boiler, loft access which is part boarded.

Bedroom One 3.75m x 2.60m - 12'4" x 8'6"

UPVC double glazed window to the front aspect, radiator and power points.

Bedroom Two 3.75m x 2.75m - 12'4" x 12"4"

UPVC double glazed window to the rear aspect, radiator and power points.

Bedroom Three 2.40m x 2.20m - 7'10" x 7'3"

UPVC double glazed window to the front aspect, radiator and power points.

Family Bathroom

UPVC double glazed window to the rear aspect, modern white three piece suite comprising of low flush WC, wash hand basin, P shaped bath with electric shower over, shaver point, vintage style radiator, tiled flooring.

Garage 5.30m x .50m - 17'5" x 8'2"

Integrated garage with up and over door to the front, fire door to the rear giving access to the utility room, power points and light.

Rear Garden

Side gated rear garden laid mainly lawn with flower and bush borders, patio area outside tap.

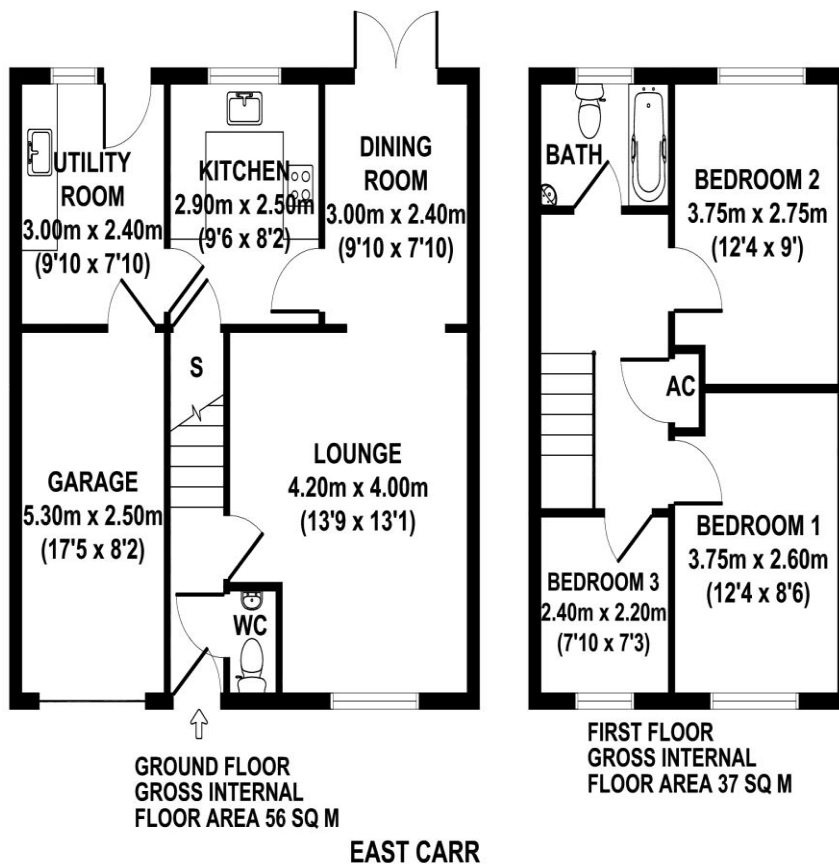
Front Garden

Low maintenance front garden laid to lawn with flower border, driveway to the side leading to the integral garage with off street parking.

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Floor Plan



APPROX. GROSS INTERNAL FLOOR AREA 93 SQ M / 999 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.