



40 Main Street, Cayton, Scarborough, YO11 3RT
Guide Price £240,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- TWO BEDROOM DETACHED COTTAGE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- OFF-STREET PARKING
- ENCLOSED GARDENS
- POPULAR VILLAGE LOCATION
- FULL PLANNING PERMISSION FOR A TWO STOREY EXTENSION

CPH are delighted to be presenting to the market this TWO BEDROOM DETACHED HOME which is offered to the market in GOOD DECORATIVE ORDER with LAWNED GARDENS and OFF-STREET PARKING. The property is set within the ever popular village of CAYTON and is offered to the market with NO ONWARD CHAIN.

The property has full newly granted, planning permission. The planning permission is for a TWO STOREY EXTENSION to the side of the property. The side extension will comprise on the ground floor; entrance hallway, living room, utility room and a downstairs shower room to the ground floor. With, two further bedrooms to the first floor. Reference Number for Planning is ZF23/01634/HS.

The living accommodation is currently laid out over two floors and briefly comprises; entrance hallway with stairs to the first floor, living room with a fireplace and double doors out to the rear gardens and a kitchen fitted with a range of units and understairs storage. To the first floor of the property lies a landing space, a double bedroom with built-in storage, a further bedroom and a four piece suite bathroom (separate shower cubicle and bath). Externally, the property has lawned gardens with a garden shed (which has electric and power) enclosed by fenced boundaries and off-street parking for multiple vehicles.

Situated within the popular village of Cayton the property provides access to an abundance of amenities including nearby shops, public house, popular junior school, secondary school, sports club and playing fields plus is also on a regular bus route into Scarborough.

Internal viewing cannot be recommended enough, to fully appreciate the space, setting, potential and location on offer. If you wish to book a viewing, please contact our friendly and experienced sales team in the office at CPH on 01723 352235





ACCOMMODATION:

GROUND FLOOR

Entrance Hall

Lounge

13'9" max x 13'9" max

Kitchen/Diner

13'9" max x 13'5" max

FIRST FLOOR

Bedroom One

14'1" x 11'1"

Bedroom Two

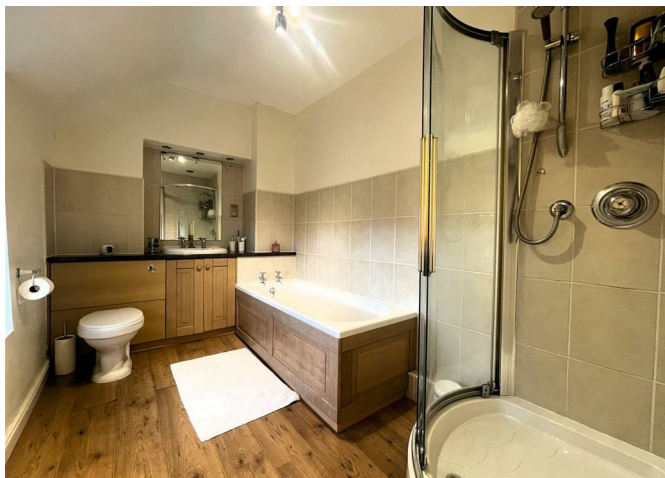
13'1" x 7'2"

Bathroom

11'1" max x 6'10" max

Details Prepared

TLPF/301123



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

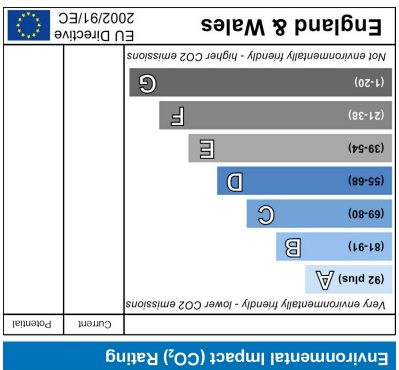
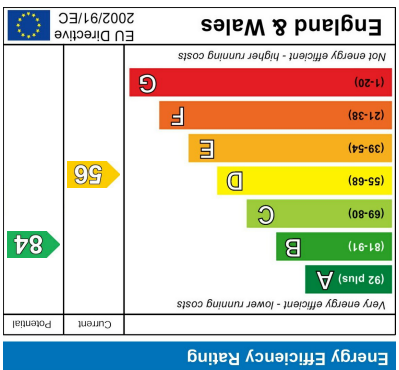
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



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 efficacy can be given.
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