



7 Fieldside Close, Cayton, Scarborough YO11 3EB  
Guide Price £350,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- Beautifully Presented Detached Bungalow
- Generous Lounge and Dining Kitchen
- Three Bedrooms with Master Ensuite
- Landscaped Rear Garden
- Garage and Driveway
- Gas heated and Double Glazed

+++MODERN, IMMACULATELY PRESENTED and SPACIOUS DETACHED BUNGALOW, with OFF ROAD PARKING, GARAGE and GARDENS+++ Situated in the popular village of Cayton on the outskirts of Scarborough, giving access to a wealth of amenities, post office and schools along with being on major bus routes and minutes away from Seamer train station this location is sure to appeal to a number of buyers. The property briefly comprises of a lounge, kitchen/diner, three generous bedrooms of which the master benefits from a modern en-suite and a family bathroom.

To the outside are gardens to the front and rear with lovely indian stone patio at the rear, perfect for enjoying the Sun. The property also benefits from a driveway for multiple cars leading to the detached single garage with gate leading into the rear gardens.

Fully uPVC double glazed, Gas central heated throughout and the property was only built in 2013 by the well respected national builder David Wilson Homes.

VIEWING is highly RECOMMENDED to appreciate the space and setting. Call 01723 352235.





Accommodation

Entrance Hall

Lounge  
16'8" x 11'5"

Dining Kitchen  
18'8" x 10'5"

Master Bedroom  
15'1" x 9'10"

Ensuite  
6'10" x 4'11"

Bedroom Two  
10'9" x 10'5"

Bedroom Three  
10'5" x 7'10"

Bathroom  
6'6" x 6'2"

Outside

Gardens to front and rear. Rear is Nicely Landscaped with mature planting and with feature Indian Stone Patio, Fenced Boundaries and Gated access.

Garage  
17'0" x 8'10"

Light and Power, Up and over Door access.

Tenure

The property is Freehold

Council Tax and EPC

Council tax D

EPC - tbc

Details prepared by/ Date

GV 06/06/24



Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

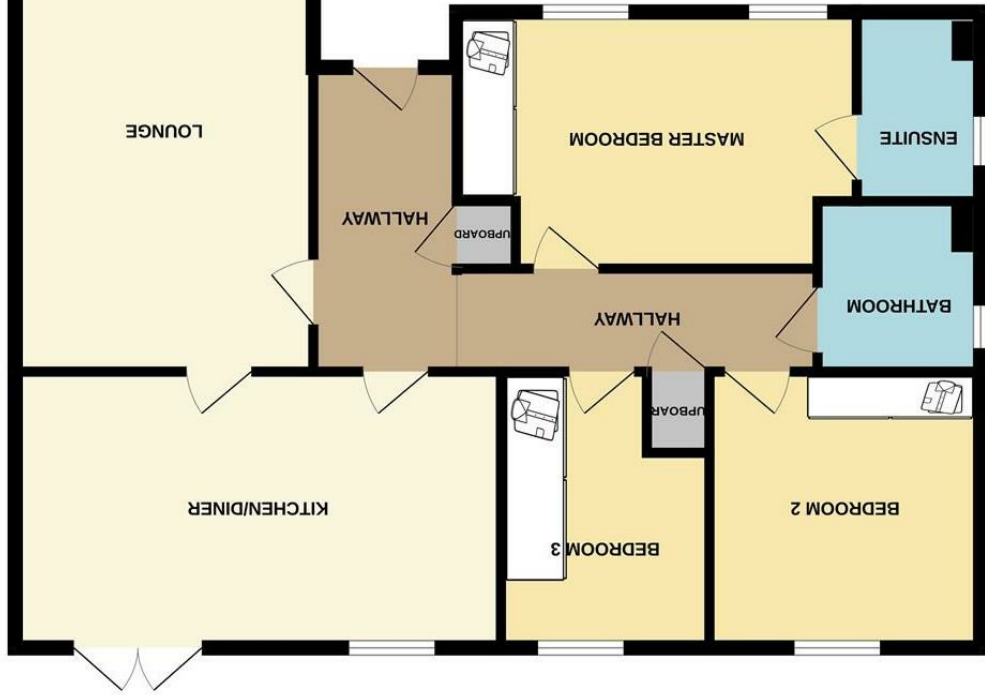
www.cphproperty.co.uk

**CPH**

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



TOTAL FLOOR AREA : 936 sq.ft. (87.0 sq.m.) approx.  
 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 a illustrative purpose only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
 Made with AutoCAD



GROUND FLOOR  
 936 sq.ft. (87.0 sq.m.) approx.

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

England & Wales	
EU Directive 2002/91/EC	
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
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G
Current	
Potential	

