



3 Senior Drive, Cayton YO11 3WD
Offers In The Region Of £245,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS & TWO BATHROOMS
- TWO RECEPTION ROOMS
- OFF-STREET PARKING & REAR GARDENS
- 7 YEARS REMAINING ON NHBC WARRANTY
- POPULAR CAYTON VILLAGE LOCATION

CPH are delighted to bring to market this DETACHED FAMILY HOME with THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS, ENSUITE and GROUND FLOOR W/C. The property also benefits from LAWNED GARDENS and DRIVEWAY for TWO VEHICLES. Located in the POPULAR AREA of CAYTON.

The property has been well maintained with gas central heating and uPVC double glazing throughout. The accommodation itself briefly comprises of; the entrance hallway with stairs to the first floor and access to the generous living room. The property also benefits from a further family room/dining room with double doors leading to the garden, modern kitchen with integrated appliances such as oven, hob, dishwasher and fridge freezer and a downstairs W/C. To the first floor lies a landing with built in storage cupboard providing access to the master bedroom with built in wardrobes and en-suite, two further double bedrooms and the family bathroom with modern three-piece suite.

Externally, to the front of the property lies a driveway providing off-street parking for two vehicles. The rear of the property offers enclosed gardens laid mainly to lawn with a paved patio seating area and external workshop/storage shed/summerhouse.

Situated in Cayton on the south side of Scarborough the village offers a wealth of amenities including multiple shops open until late and being within close proximity of regular transport links to and from Scarborough Town Centre, a little further afar is Cayton Bay and surrounding areas providing scenic walking for dog owners along with Seamer Train Station just along Cayton Low Road.

Internal viewing is highly recommended in order to fully appreciate the space, setting, finish and surroundings that this detached property has to offer. Properties of this nature and price seldom stay on the market for long, if you wish to book a viewing, please contact our friendly team at CPH on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge
19'4" x 9'6" max

Dining/Family Room
20'8" x 11'1" max

Kitchen
10'2" x 6'6" max

W/C
3'3" x 4'7" max

FIRST FLOOR

Landing

Bedroom 1
8'10" x 15'1" max

En-Suite
5'2" x 5'10" max

Bedroom 2
12'5" x 8'10" max

Bedroom 3
8'2" x 11'5" max

Bathroom
5'10" x 7'2" max

Externally

To the front of the property lies a driveway providing parking for two vehicles. To the rear of the property lies an enclosed rear garden laid mainly to lawn with recently paved seating area, external electric sockets and a summerhouse/storage shed/workshop.

Details Prepared
AB250724



Interested? Get in touch:

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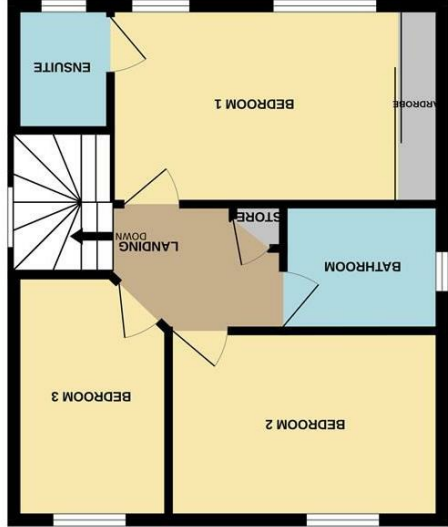
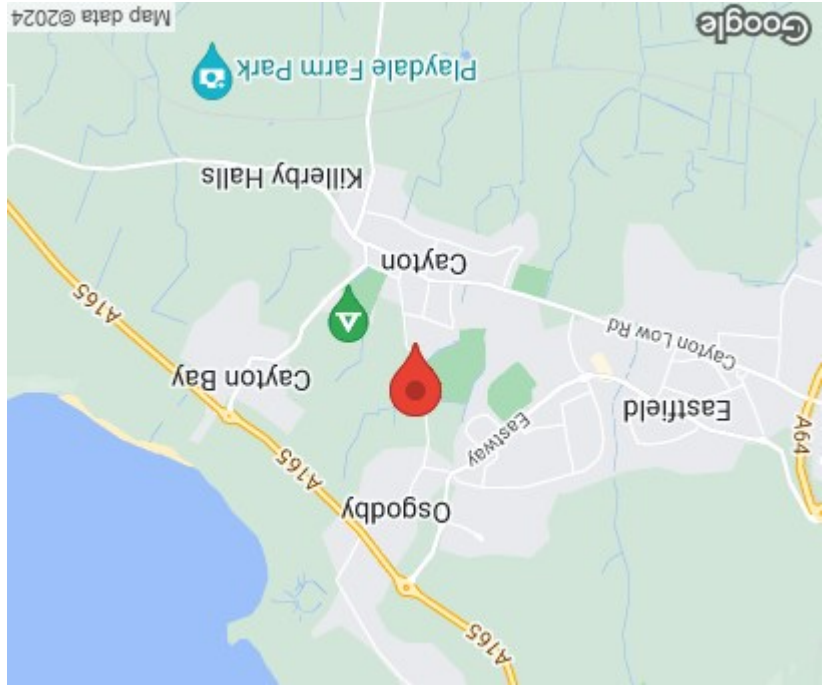
CPH

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

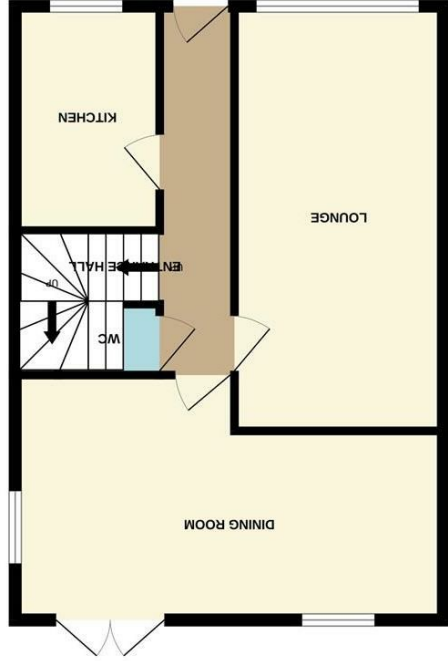


| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A |
| | (81-91) B |
| | (69-80) C |
| | (55-68) D |
| | (39-54) E |
| | (21-38) F |
| Not environmentally friendly - higher CO ₂ emissions | (1-20) G |
| Current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

| 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 |



1ST FLOOR
 455 sq.ft. (42.3 sq.m.) approx.



GROUND FLOOR
 544 sq.ft. (50.5 sq.m.) approx.

What 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 or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 1000 sq. ft. (92.9 sq. m.) approx.