



3 South Garth Road, Cayton, Scarborough YO11 3BP
Offers In The Region Of £250,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IMMACULATELY PRESENTED, THREE BEDROOM DETACHED HOME
- GENEROUS KITCHEN/DINER, DOWNSTAIRS WC, EN-SUITE TO MASTER
- LAWNED GARDENS, OFF-STREET PARKING, GARAGE
- OCCUPYING A DESIRABLE POSITION WITHIN CAYTON VILLAGE
- VIEWING HIGHLY RECOMMENDED

+++A WELL PRESENTED, IMPOSING DETACHED FAMILY HOME which is well located within the popular village of CAYTON. The property benefits from SPACIOUS LIVING with THREE BEDROOMS, EN-SUITE TO MASTER, DOWNSTAIRS WC, LAWNED GARDENS, OFF-STREET PARKING and GARAGE+++

'In our opinion' the property is offered to the market in excellent order throughout.

The property comprises on the ground floor; entrance hall with built-in storage and stairs to the first floor, a generous lounge with double doors to the garden, a modern kitchen/diner with under stairs storage and a downstairs WC. To the first floor of the property lies a landing, a spacious master bedroom with a modern en-suite shower room, a double bedroom with built-in storage, a further bedroom and a modern three-piece bathroom suite. Externally, the property benefits from an enclosed lawned garden, a garage and an off-street parking space.



Located on the modern Barratts estate within the popular village of Cayton the location provides excellent access to a wide range of amenities including local shops, public house, post office, sports club and playing fields as well as a popular junior school. The property is also near a regular bus route into Scarborough.

Internal viewing highly recommended to fully appreciate the space, setting and finish on offer from this imposing family home. Viewings can be arranged through our friendly team in the office on 01723 352235 or via the website www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Entrance Hall

WC
4'11" x 2'11"

Lounge
16'1" x 9'10"

Kitchen/Diner
16'9" max x 15'9" max

FIRST FLOOR

Landing
9'2" x 4'7"

Bedroom One
14'9" max x 11'2" max

En-suite
6'11" x 4'3"

Bedroom Two
11'10" max x 11'2" max

Bedroom Three
6'11" x 6'7"

Bathroom
6'11" x 5'7"

External

To the rear of the property lies a garden laid mainly to lawn with a paved patio area and walled/fenced boundaries.

Garage

The property does also benefit from a garage with a parking space in front, an up and over door, overhead storage, light and power.

Council Tax and EPC

Council tax D
EPC 78 C

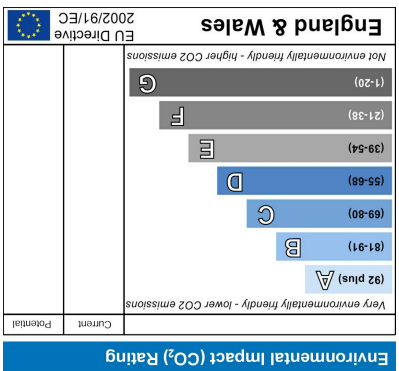
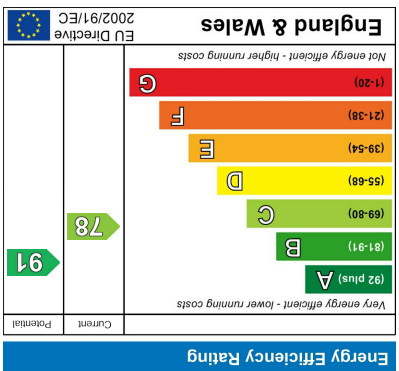
Details Prepared
GV 19/09/24

Interested? Get in touch:

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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, omissions or mis-statements. This plan is illustrative purposes only and should be taken as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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