



13 Shelley Close, Cayton, Scarborough YO11 3SZ
Asking Price £225,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- TWO BEDROOM SEMI-DETACHED BUNGALOW
- AMPLE OFF-STREET PARKING & GARAGE
- MATURE & LOW MAINTENANCE FRONT & REAR GARDENS
- POPULAR CAYTON VILLAGE LOCATION
- NO ON-WARD CHAIN
- RECENTLY MODERNISED TO A HIGH STANDARD

CPH are delighted to be offering to the market this IMMACULATELY PRESENTED, RECENTLY REFURBISHED, TWO BEDROOM semi-detached bungalow with LIVING/DINING ROOM, MODERN SHOWER ROOM, AMPLE OFF-STREET PARKING, GARAGE and ATTRACTIVE LOW MAINTENANCE GARDENS front and rear.

The accommodation comprises; entrance hall with two storage cupboards leading to a modern fitted breakfast kitchen with an integrated dish washer, fridge/freezer, oven and hob, a spacious bay fronted lounge overlooking the front garden, a master double bedroom with direct access door to the rear garden, a fully modernised shower room and a further double guest bedroom.

Externally, to the front of the property lies an attractive planted lawned garden, to the side of the property is a gated driveway providing off-street parking for numerous vehicles which leads to a detached garage. To the rear of the property lies a low-maintenance garden with easily managed planted areas and multiple paved seating areas.

Being located within Cayton the property affords excellent access to a wide range of amenities including a popular junior school, local shops, public house, Sports club and playing fields, sports centre and gym plus is also near a regular bus route into town.

Internal viewing is highly recommended to fully appreciate the space, setting and finish on offer from this recently renovated two bedroom semi-detached bungalow.

To arrange a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

Entrance Hall

Lounge/Diner
17'4" x 10'9" max

Kitchen
8'6" x 10'5" max

Shower Room
6'6" x 6'6" max

Bedroom 1
12'5" x 10'9" max

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

Externally

To the front of the property lies a mature garden with planted borders and lawned centre, to the side of the property lies a driveway with parking for up to four vehicles leading to a single detached garage. To the rear of the property lies an enclosed private rear garden which has planted areas and multiple Indian stone paved seating areas.

Details Prepared
AB081024



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



Make every attempt to ensure the accuracy of the boundary lines shown, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any omissions or mis-statements. This plan for the reader's 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 efficiency can be given. Made with Bluebeam. ©2024



GROUND FLOOR
 637 sq.ft. (59.2 sq.m.) approx.

TOTAL FLOOR AREA: 637 sq.ft. (59.2 sq.m.) approx.

