



8 South Lea Road, Cayton, Scarborough YO11 3ES  
Offers In The Region Of £360,000

CPH

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- Modern and well presented Detached Bungalow
- Generous Lounge and spacious Dining Kitchen
- Three bedrooms with Master Ensuite
- Landscaped gardens with open field views
- Gas heated and double glazed
- Garage and Off street Parking

+++ RECENTLY REDUCED BY £10,000 IS THIS WELL PRESENTED, MODERN and SPACIOUS DETACHED THREE BEDROOM BUNGALOW, with EN-SUITE to the master, OFF ROAD PARKING, GARAGE and OPEN ASPECT VIEWS TO THE SIDE VIEWING ESSENTIAL+++

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 Ensuite and a family bathroom. The kitchen/diner benefits from an integrated washing machine, dishwasher, fridge freezer, wine cooler, six ring gas hob and an electric oven.

To the outside are gardens to the rear giving in our opinion some of the best views available within Cayton overlooking open fields which also have three exterior powerpoints. To the front is a low maintenance garden and driveway leading to the 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 views available, call our friendly team on 01723 352235.





Entrance Hall  
11'1" x 5'6" & 19'8" x 3'7"

Lounge  
16'8" x 11'5"

Kitchen Diner  
19'0" x 10'5"

Bedroom One  
13'5" x 9'10"

Ensuite  
7'2" x 4'7"

Bedroom Two  
10'5" x 10'5"

Bedroom Three  
10'5" x 7'10"

Bathroom  
6'6" x 6'2"

Outside

To the front is a low maintenance garden area and to the other side is a driveway leading down to the garage and gate access to the rear gardens.

To the rear is a garden which is laid to lawn benefiting from a pond with stream water feature and fence borders and three exterior power points, There is also a paved patio area and a summer house with power, the rear gardens also have delightful open aspect views to the side over open fields.

Garage

Single detached garage with a pitched roof, up and over door and benefiting from light and power.

Tenure

**FREEHOLD**

Details prepared by/ Date  
GV 04/04/25

Council tax and EPC  
Council Tax band D  
EPC - tbc



Interested? Get in touch:

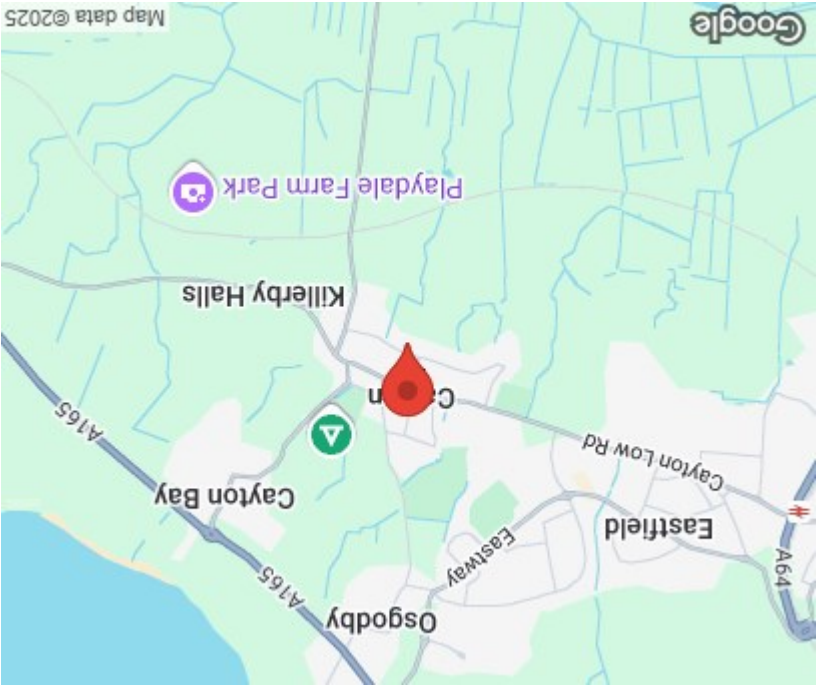
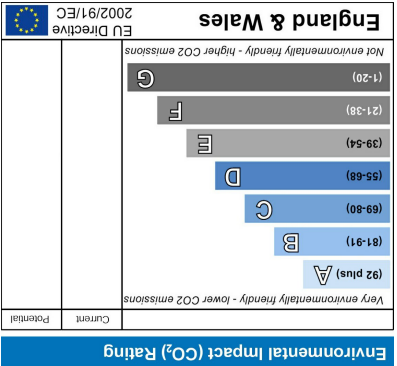
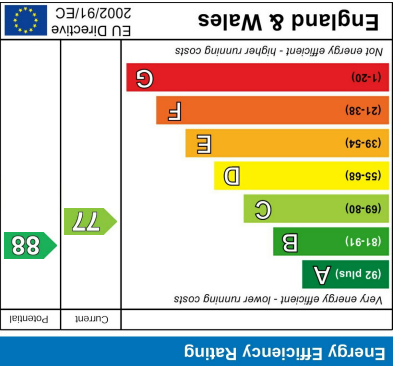
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GROUND FLOOR

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 efficiency can be given.



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

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