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**3 South Garth Road, Cayton**  
Offers in Region of **£250,000**



## 3 South Garth Road

Cayton, Scarborough

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

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.





## ACCOMMODATION: GROUND FLOOR

### Entrance Hall

### WC

Dimensions: 4' 11" x 2' 11" (1.5m x 0.9m).

### Lounge

Dimensions: 16' 1" x 9' 10" (4.9m x 3.0m).

### Kitchen/Diner

Dimensions: 16' 9" max x 15' 9" max (5.1m x 4.8m).

## FIRST FLOOR

### Landing

Dimensions: 9' 2" x 4' 7" (2.8m x 1.4m).

### Bedroom One

Dimensions: 14' 9" max x 11' 2" max (4.5m x 3.4m).

### En-suite

Dimensions: 6' 11" x 4' 3" (2.1m x 1.3m).

### Bedroom Two

Dimensions: 11' 10" max x 11' 2" max (3.6m x 3.4m).

### Bedroom Three

Dimensions: 6' 11" x 6' 7" (2.1m x 2.0m).

### Bathroom

Dimensions: 6' 11" x 5' 7" (2.1m x 1.7m).

### External

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

### Garage

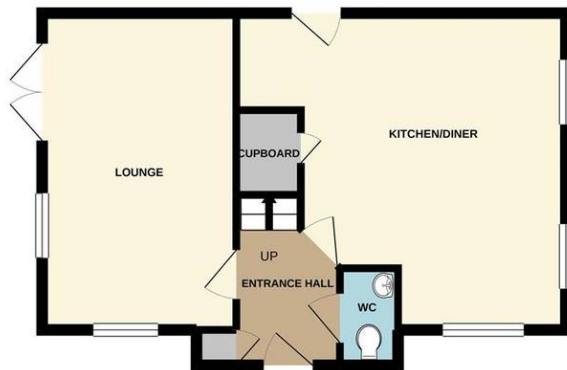
The property does also benefit from a garage with a parking space in front, an up and over door, overhead storage, light and power.

### Council Tax and EPC

Council tax D EPC 78 C



GROUND FLOOR



1ST 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.  
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## Interested?

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