



CPH

CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

6 Armstrong Road, Cayton

Offers Over £250,000



6 Armstrong Road

Cayton, Scarborough

- POPULAR RESIDENTIAL LOCATION
- ENCLOSED REAR GARDENS AND DRIVEWAY
- RECENTLY CONSTRUCTED (CIRCA 2023) BY DAVID WILSON HOMES
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- DOWNSTAIRS WC, UTILITY & EN-SUITE TO THE MASTER
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Nestled within the sought after village of CAYTON and offered to the market with NO ONWARD CHAIN is this IMPOSING THREE BEDROOM SEMI-DETACHED FAMILY HOME which was built CIRCA 2023 by the award winning 'David Wilson Homes'. The property is complete with MODERN ACCOMMODATION throughout with the added benefit of a downstairs UTILITY ROOM and WC, EN-SUITE to the master, ENCLOSED REAR GARDENS and DRIVEWAY. Early internal viewing is truly a MUST!

The internal living arrangements comprise in brief on the ground floor of; a welcoming entrance hallway with staircase up to the first floor and oak effect detailing, downstairs WC, spacious living room with windows to dual aspects and a modern feature kitchen/diner with a range of integral appliances and double doors overlooking the landscaped gardens.

To the first floor of the property lies a generous landing with built-in storage, a master bedroom with a modern en-suite shower room, double bedroom with built-in storage, further bedroom and a house bathroom.





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

Dimensions: 2.1m max x 2.0m (6'10" max x 6'6").

Lounge

Dimensions: 5.4m x 3.1m (17'8" x 10'2").

Downstairs WC

Dimensions: 1.50m x 1.0m (4'11" x 3'3").

Utility

Dimensions: 1.8m x 1.7m (5'10" x 5'6").

Kitchen/Diner

Dimensions: 5.4m x 2.9m (17'8" x 9'6").

FIRST FLOOR

Landing

Dimensions: 3.7m max x 2.0m max (12'1" max x 6'6" max).

Master Bedroom

Dimensions: 4.4m max x 3.1m max (14'5" max x 10'2" max).

En-suite to the Master Bedroom

Dimensions: 1.8m max x 1.8m max (5'10" max x 5'10" max).

Bedroom Two

Dimensions: 3.3m x 3.0m (10'9" x 9'10").

Bedroom Three

Dimensions: 2.6m x 2.3m (8'6" x 7'6").

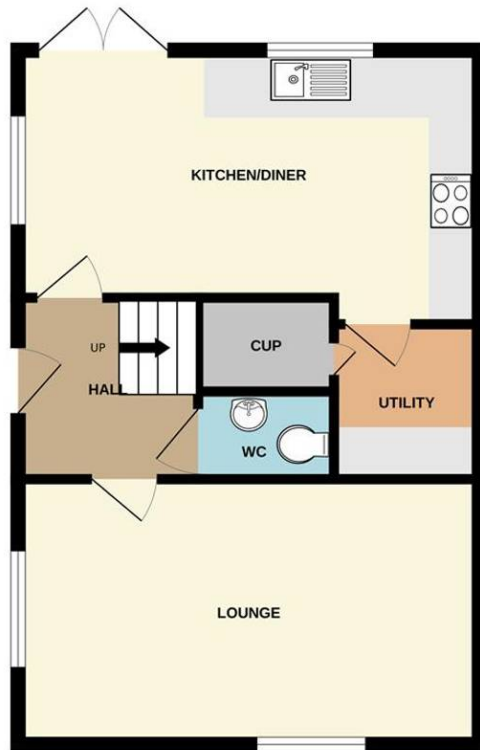
Bathroom

Dimensions: 2.00m x 1.80m (6'6" x 5'10").

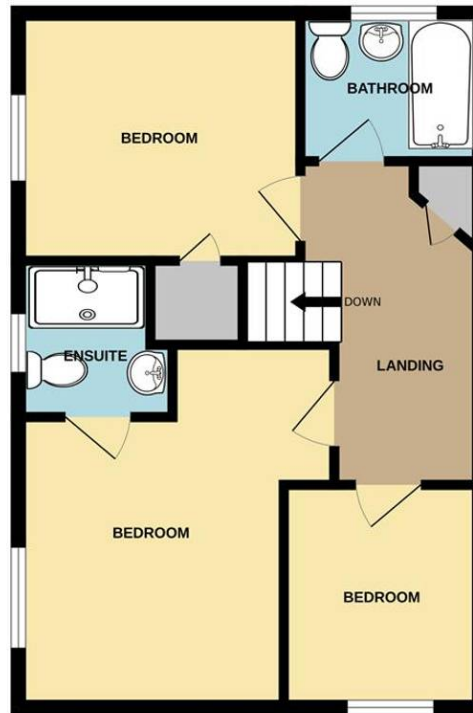
Details Prepared/Ref

TLPF/020625

GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.

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.
Made with Metropix ©2025

Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY



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