



colin ellis

Main Street, Scarborough, YO11 3RU

Beautifully presented throughout this THREE BEDROOM DETACHED family home is located in the village of Cayton just a short distance from Scarborough and Cayton bay beach. This imposing property benefits from a NEW ROOF and NEW BATHROOM and is situated on a corner plot giving a LARGE GARDEN to the front. To the rear is a outbuilding with two rooms with water, drainage and electric. Overall this property is in great condition throughout and offers SPACIOUS ROOMS. Early viewing is recommended to appreciate what this property has to offer.

Guide Price £300,000



PORCH

1.86 x 1.22 (6'1" x 4'0")

Composite front door in to porch with two uPVC double glazed windows and door to hallway.

HALLWAY

Ceiling light, composite door and stairs to first floor.

LIVING ROOM

4.29 x 3.65 (14'0" x 11'11")

uPVC double glazed bay window, log burner with surround, radiator, coving and ceiling light.

DINING ROOM

4.27 x 3.68 (14'0" x 12'0")

uPVC double glazed bay window, uPVC double glazed window, radiator, log burner with mantle, coving and ceiling light.

KITCHEN

4.35 x 2.57 (14'3" x 8'5")

Fitted kitchen with range of cupboards and drawers, built in oven, electric hob, ceramic sink, uPVC double glazed window, radiator, tiled splashback, inset ceiling spotlights, understairs storage cupboard, uPVC double glazed door into conservatory and opening to utility.

UTILITY

2.60 x 1.63 (8'6" x 5'4")

Inset ceiling spotlights, two uPVC double glazed windows, cupboards and drawers, space for washing machine, space for fridge freezer and wall mounted boiler.

CONSERVATORY

2.62 x 2.31 (8'7" x 7'6")

uPVC double glazed windows and uPVC double glazed doors.



FIRST FLOOR LANDING

Loft access, ceiling light and uPVC double glazed window.

BEDROOM ONE

3.66 x 4.25 (12'0" x 13'11")

uPVC double glazed bay window, ceiling light and radiator.

BEDROOM TWO

4.25 x 3.67 (13'11" x 12'0")

uPVC double glazed bay window, radiator, ceiling light, coving and overstairs storage area with inset ceiling spotlights.

BEDROOM THREE

2.61 x 2.47 (8'6" x 8'1")

uPVC double glazed window, radiator and ceiling light.

BATHROOM

3.58 x 1.60 (11'8" x 5'2")

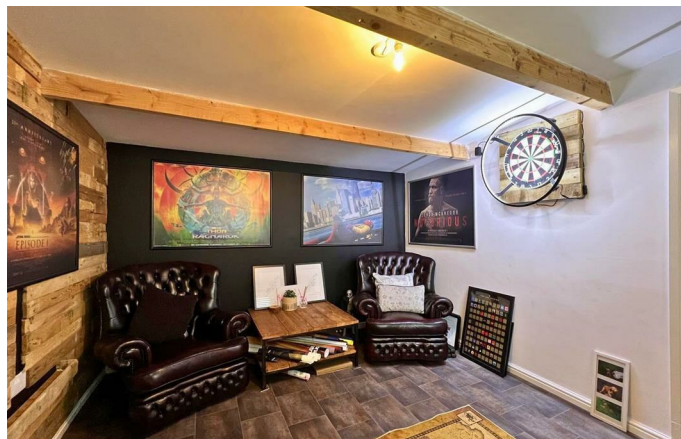
P shaped bath with shower over, glass screen, hand basin, WC, towel rail/radiator, two uPVC double glazed frosted windows, inset ceiling spotlights and extractor fan.

OUTSIDE

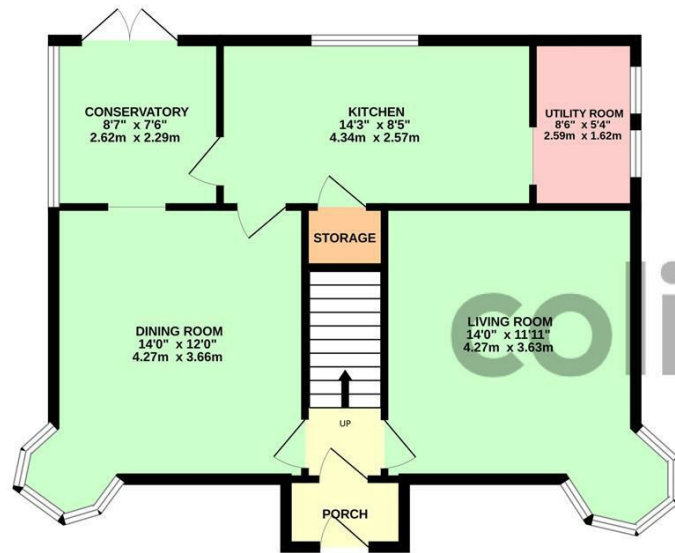
To the front is a large lawned garden surrounded by new fencing, to the side is a large patio area leading to the driveway. To the rear is further patio leading to the outbuildings.

OUTBUILDING

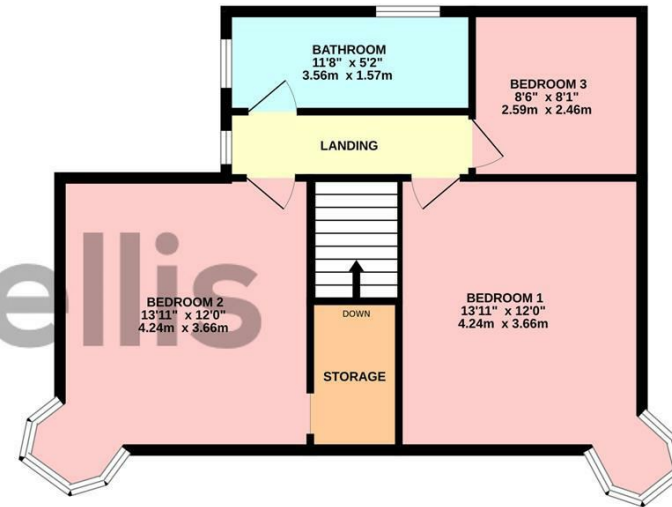
To the rear of the property and connected to the garage are two rooms. The first room has a fitted kitchen with running water and drainage. The second room as electric.



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.
Made with Metropix ©2024

Main Street - 18659235

Council Tax Band - D

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Tel: 01723 363565

E-mail: info@colinellis.co.uk

**RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR**

**See all our properties online
www.colinellis.co.uk**