



## West End View, Scarborough, YO11 3SP

Located in the village of Cayton and close to Cayton Bay beach this ONE BEDROOM FIRST FLOOR FLAT benefits from a MODERN KITCHEN and BATHROOM as well as a PARKING SPACE. Cayton is a short distance South of Scarborough and has local shops, pubs and restaurants as well as great transport connections with the A64 and a railway station close by. This modern build flat is recommended for viewing.

Guide Price £90,000

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## ENTRANCE

Composite front door into entrance hall with ceiling light and stairs to first floor. First floor landing with two ceiling lights and loft access.

## LIVING ROOM

4.41 x 3.13 (14'5" x 10'3")

uPVC double glazed window, ceiling light and radiator.

## KITCHEN

3.70 x 1.87 (12'1" x 6'1")

Two uPVC double glazed windows, fitted kitchen with range of cupboards and drawers, built in oven, electric hob and extractor, space for washing machine, space for fridge freezer, stainless steel sink, ceiling light and radiator.

## BEDROOM

3.10 x 4.12 (10'2" x 13'6")

uPVC double glazed window, ceiling light, radiator and storage cupboard.

## BATHROOM

1.89 x 2.25 (6'2" x 7'4")

P shaped bath with shower over, glass screen, WC, hand basin, heated towel rail/radiator, uPVC double glazed frosted window, extractor fan and ceiling light.

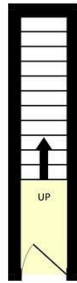






ENTRANCE FLOOR

1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**West End View - 18637243**  
**Council Tax Band - A**  
**Tenure - Leasehold**

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.



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