



colin ellis

Main Street, Cayton, YO11 3RT

£10,000 Allowance towards deposit and part exchange considered. Situated in the heart of the sought-after village of Cayton, this beautifully presented four-bedroom detached house offers spacious family living in a prime location. Set back from the road, the property boasts a generous garden, double garage, and off-street parking.

Guide Price £340,000



SUN ROOM

5.51 x 2.62 (18'0" x 8'7")

WC

1.55 x 0.77 (5'1" x 2'6")

KITCHEN

4.15 x 3.80 (13'7" x 12'5")

LIVING ROOM

3.75 x 4.79 (12'3" x 15'8")

LIVING ROOM

4.11 x 3.17 (13'5" x 10'4")

OFFICE

2.20 x 3.15 (7'2" x 10'4")

BEDROOM

3.93 x 3.79 (12'10" x 12'5")

EN-SUITE

1.16 x 2.48 (3'9" x 8'1")

BEDROOM

3.32 x 2.35 (10'10" x 7'8")

BATHROOM

1.41 x 3.78 (4'7" x 12'4")

BEDROOM

3.62 x 5.74 (11'10" x 18'9")

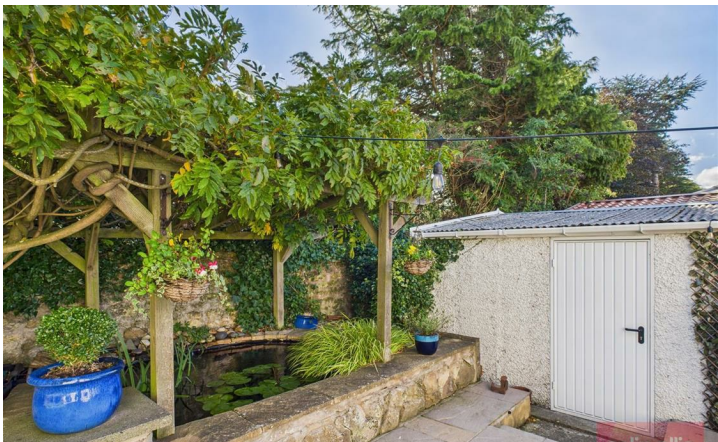
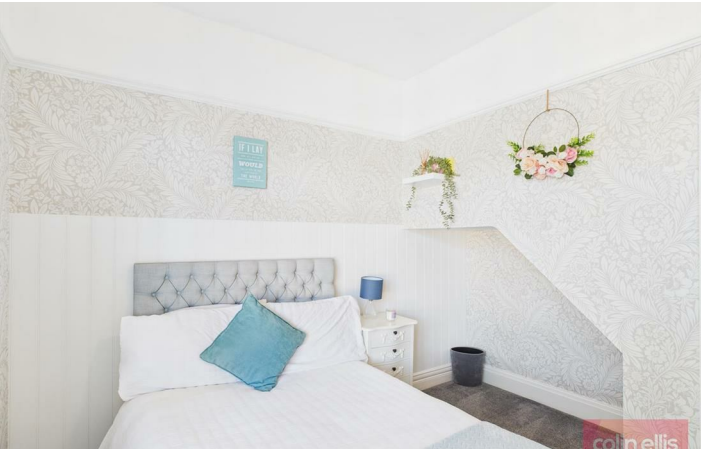
BATHROOM

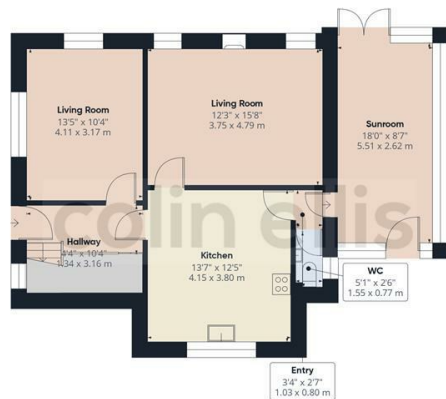
2.77 x 2.59 (9'1" x 8'5")

STORE

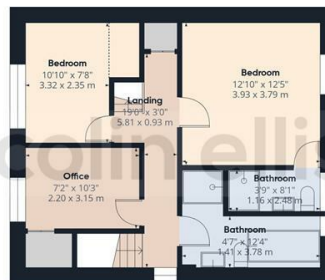
2.79 x 1.20 (9'1" x 3'11")



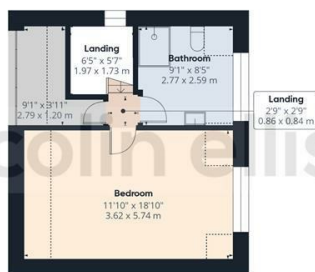




Floor 1



Floor 2



Floor 3



Approximate total area[®]

1654 ft²

153.7 m²

Reduced headroom

78 ft²

7.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Main Street - 18745750

Council Tax Band - E

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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