



colin ellis

Armstrong Road, Cayton, Scarborough, YO11 3YA

Located on a sought-after modern development in the village of Cayton this beautifully presented four bedroom detached home offers stylish and contemporary living throughout, complete with a private driveway, detached garage, and landscaped rear garden.

Offered with no onward chain, this home is ready for immediate occupation and would make an excellent choice for families, professionals, or those looking to upsize into a move-in-ready property.

Guide Price £300,000



4



2



1



B

PROPERTY DESCRIPTION

The ground floor features a welcoming hallway with a cloakroom/WC, a bright and inviting living room, and a stunning open-plan kitchen/dining area with French doors opening out to the rear garden. A convenient utility cupboard provides additional storage and space for laundry appliances.

Upstairs, the property boasts four well-proportioned bedrooms, including a master bedroom with en-suite shower room, along with a modern family bathroom.

Externally, the home benefits from a driveway leading to a detached single garage, a neat front lawn, and a fully enclosed rear garden featuring a lawn and a stylish decked pergola seating area, ideal for outdoor relaxation and dining.

LIVING ROOM

3.04 x 4.84 (9'11" x 15'10")

KITCHEN DINER

5.54 x 3.65 (18'2" x 11'11")

WC

0.87 x 2.14 (2'10" x 7'0")

BEDROOM

2.75 x 3.73 (9'0" x 12'2")

EN SUITE

1.94 x 1.76 (6'4" x 5'9")

BEDROOM

2.75 x 3.51 (9'0" x 11'6")

BEDROOM

2.67 x 2.12 (8'9" x 6'11")

BEDROOM

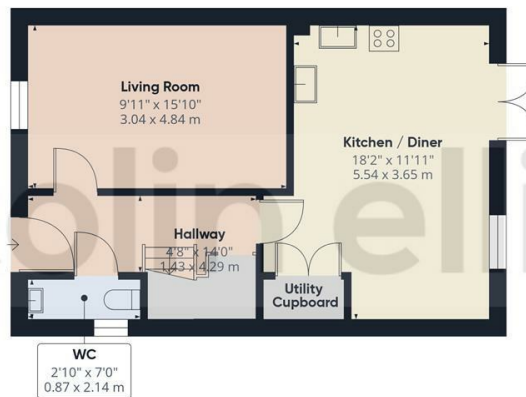
2.67 x 2.02 (8'9" x 6'7")

BATHROOM

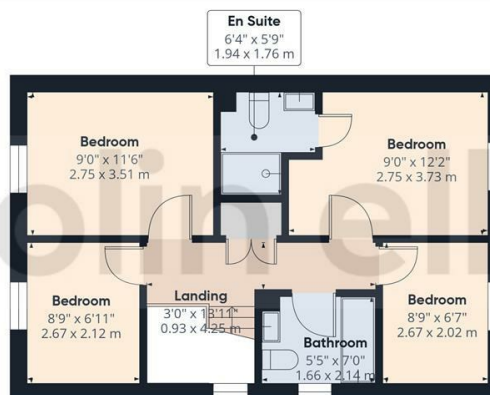
1.66 x 2.14 (5'5" x 7'0")







Floor 1



Floor 2



Approximate total area⁽¹⁾

959 ft²
89.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Armstrong Road, Cayton - 18753439

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		84	95
(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	



Tel: 01723 363565

E-mail: info@colinellis.co.uk

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