



Lodge Close, Cayton, Scarborough, YO11 3RR

- Semi-detached dormer bungalow
- South-facing garden
- No onward chain
- Three bedrooms
- Driveway and garage
- Popular Cayton location

£230,000



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DESCRIPTION

Hunters are delighted to bring to the market this spacious semi-detached dormer bungalow located in the highly sought-after village of Cayton, Scarborough, offered to the market with no onward chain. This well-presented home offers versatile living accommodation throughout and benefits from a generous south-facing rear garden, driveway and detached garage, making it an ideal purchase for a range of buyers including families, couples and those looking to downsize.

The accommodation briefly comprises an entrance hallway, spacious living room, fitted kitchen, dining room, bathroom, ground floor bedroom and a bright sunroom overlooking the rear garden. To the first floor are two further bedrooms offering flexible living space and ample storage. Externally, the property benefits from a private driveway providing off-road parking, detached garage and a beautifully positioned south-facing rear garden perfect for enjoying the sunshine throughout the day.

Situated within the popular village of Cayton, the property is well placed for a range of local amenities including shops, schools, transport links and convenient access to Scarborough town centre, the A64 and nearby coastal attractions.

This fantastic home is not one to miss and early viewing is highly recommended.







Approximate total area⁽¹⁾
 1178 ft²
 109.2 m²

Reduced headroom
 26 ft²
 2.4 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.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact scarborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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