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For over 30 years

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3 South Lea Road, Cayton
Guide Price **£300,000**



- THREE BEDROOM DETACHED BUNGALOW
- OFF-STREET PARKING & GARAGE
- NO ONWARD CHAIN
- POPULAR CAYTON VILLAGE LOCATION
- PRIVATE ENCLOSED REAR GARDEN

We are delighted to present this impressive three-bedroom detached bungalow, ideally situated in the sought-after village of Cayton.

This well-proportioned home offers a welcoming entrance hall that leads to a spacious lounge, creating a light and airy atmosphere perfect for relaxing or entertaining. The modern kitchen/diner is thoughtfully designed with ample storage and workspace, making it the heart of the home for family meals or hosting guests. Each of the three bedrooms is generously sized with the master benefitting from a built in full length wardrobe, providing comfortable accommodation with flexibility for a home office or guest room if desired. The property also benefits from a contemporary family bathroom including a bath and separate shower cubicle, ensuring convenience for every-day living.



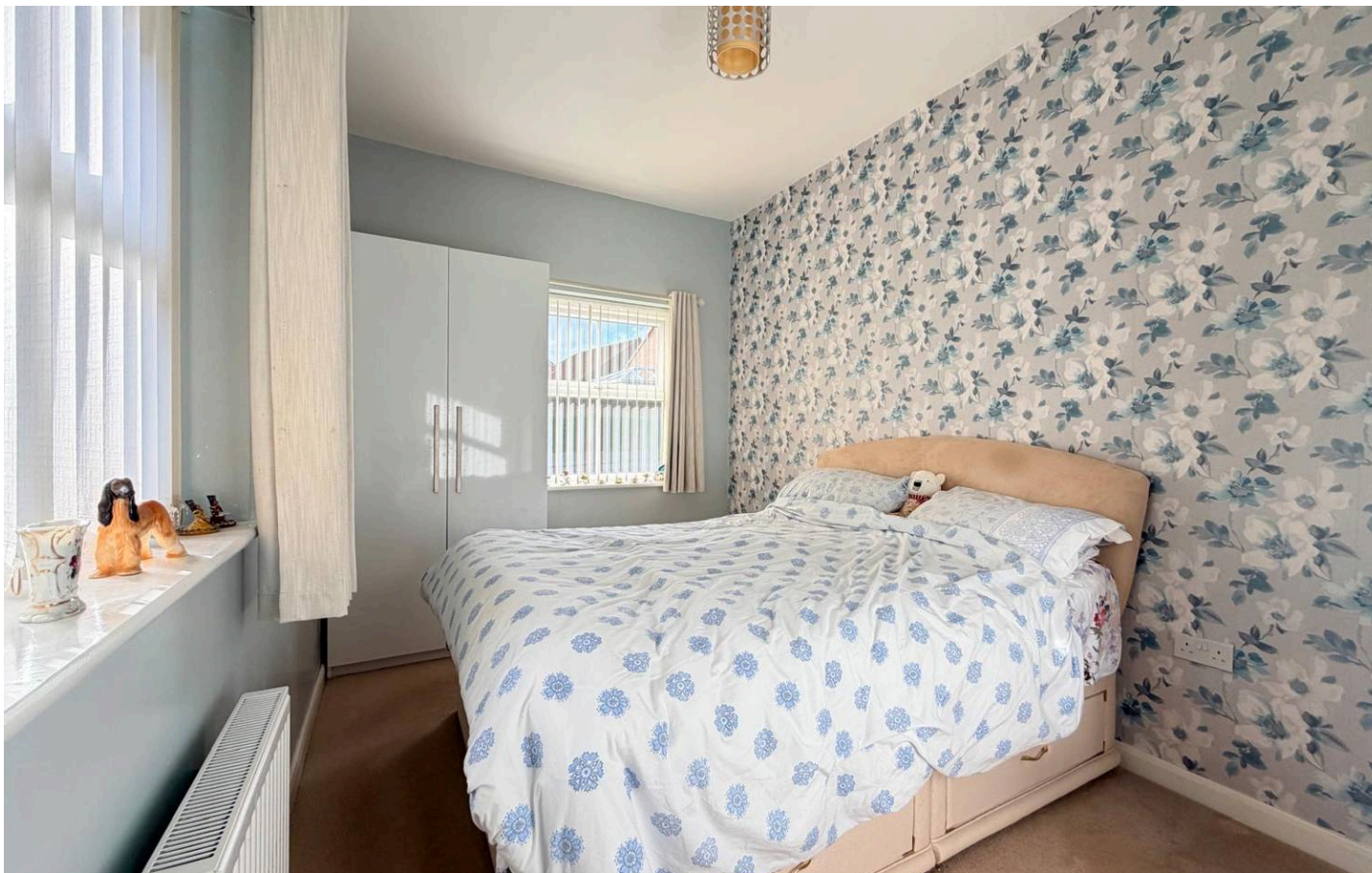
With off-street parking and a garage, practicality is assured, while the property's position in a popular village location offers peace and a strong sense of community. Offered with no onward chain, this bungalow presents an excellent opportunity for those seeking a smooth and swift move. Cayton is well-served by local amenities, schools, and transport links, making this an ideal choice for families, retirees, or anyone looking for a tranquil yet well-connected lifestyle.

Early viewing is highly recommended to fully appreciate all that this delightful bungalow has to offer. Book your appointment today.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



ACCOMMODATION

Living Room

14' 1" x 12' 6" (4.30m x 3.80m)

Kitchen/Diner

10' 2" x 21' 0" (3.10m x 6.40m)

Bedroom 1

11' 2" x 8' 6" (3.40m x 2.60m)

Bedroom 2

13' 1" x 8' 6" (4.00m x 2.60m)

Bedroom 3

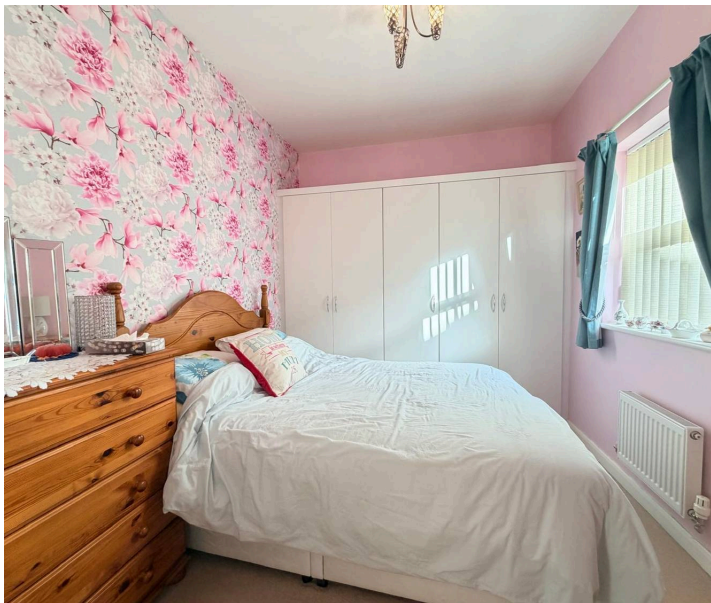
7' 10" x 8' 10" (2.40m x 2.70m)

Bathroom

7' 7" x 8' 10" (2.30m x 2.70m)

Externally

To the front of the property lies a small garden laid mainly to lawn, a driveway providing off-street parking for up to three vehicles and a single detached garage with power. To the rear of the property lies an enclosed and private rear garden with planted borders and paved seating area.



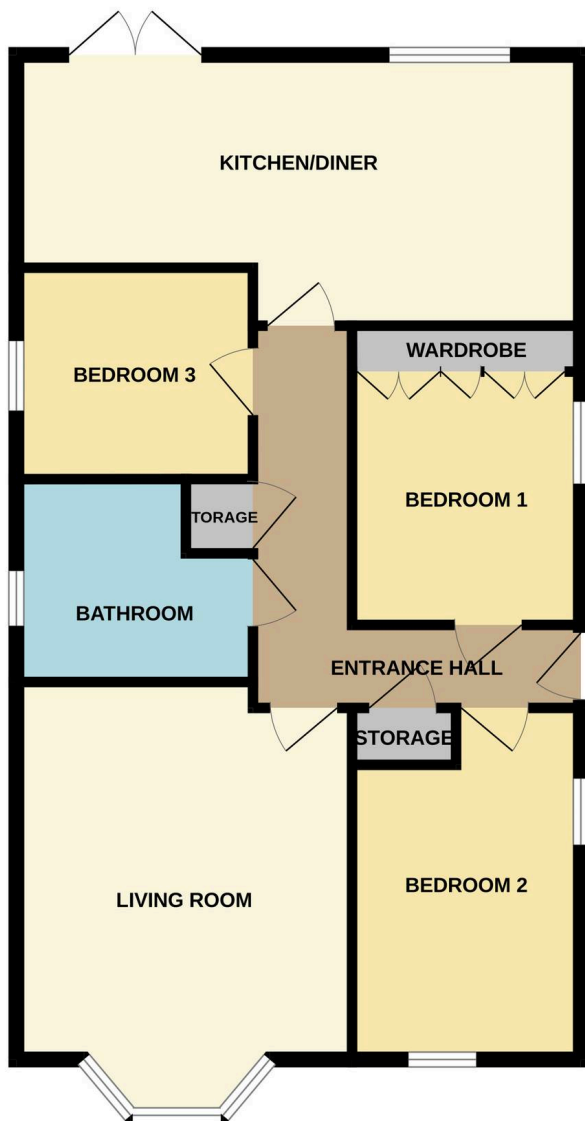
HMRC DISCLAIMER

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Details Prepared

AB180226

GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.2 sq.m.) approx.

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.
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Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132