



Armstrong Road, Cayton, Scarborough, YO11 3YA

- Off Street Parking and EV Charging Point
- Three well-proportioned bedrooms including master with en-suite
- Separate utility room, downstairs WC and built-in storage
- Built in 2023 by award-winning David Wilson Homes
- Offered to the market with no onward chain
- Modern kitchen/diner with integrated appliances and doors to garden
- Enclosed rear garden

Offers In Excess Of £240,000



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DESCRIPTION

Hunters are delighted to bring to the market this imposing three bedroom semi-detached family home, built in 2023 by the award-winning David Wilson Homes and offered with no onward chain. Located within the highly sought-after village of Cayton, this beautifully presented property offers stylish, modern living ideal for families or those seeking a turnkey home.

The ground floor opens into a welcoming entrance hallway with staircase to the first floor and attractive oak-effect detailing. There is a convenient downstairs WC and separate utility room, adding practicality to everyday life. The spacious dual-aspect living room is filled with natural light, creating a warm and inviting space to relax. To the rear, the contemporary kitchen/diner features a range of integrated appliances, ample dining space and double doors opening onto the landscaped rear garden perfect for entertaining and indoor-outdoor living.

Upstairs, a generous landing with built-in storage leads to three well-proportioned bedrooms. The master bedroom benefits from a modern en-suite shower room. There is a further double bedroom with built-in storage, a third bedroom and a stylish family bathroom.

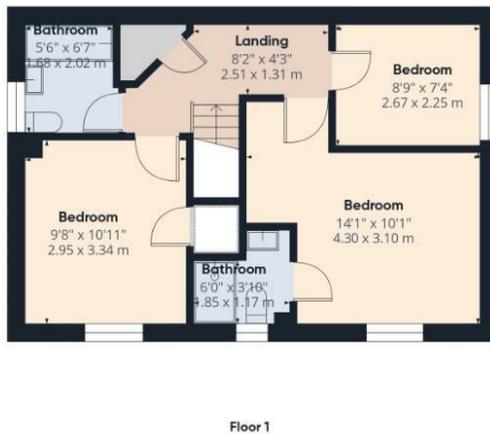
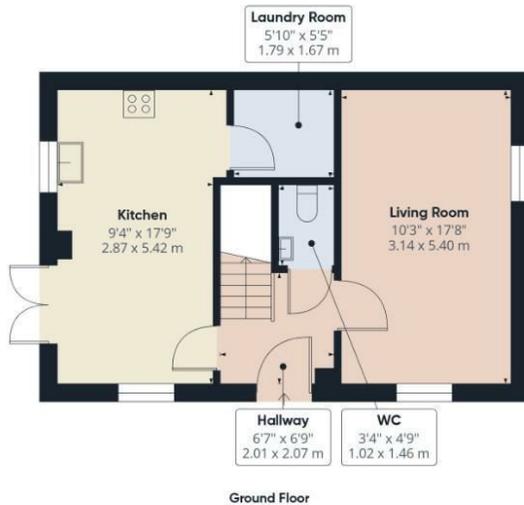
Externally, the property continues to impress. A driveway to the side provides off-street parking for ample vehicles and includes an electric vehicle charging point. The enclosed rear garden is mainly laid to lawn with fenced and walled boundaries, offering a secure and private space for families and pets.

Cayton is one of Scarborough's most desirable villages, offering a range of local shops, amenities and regular transport links into the town centre. Cayton Bay and surrounding countryside provide scenic coastal walks, while Seamer Train Station is nearby for wider commuting links.

Early internal viewing is highly recommended to fully appreciate the space, finish and setting this superb home has to offer.







Approximate total area⁽¹⁾
917 ft²
85.1 m²

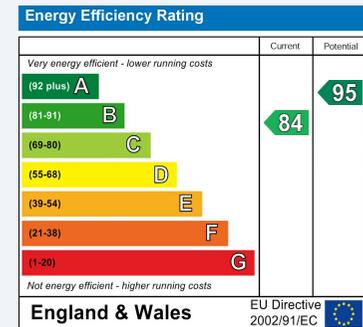
(1) Excluding balconies and terraces

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

GIRAFFE360

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.



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.



33 Huntriss Row, Scarborough, YO11 2ED
Tel: 01723 336760 Email: scarborough@hunters.com <https://www.hunters.com>

