



CPH

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3 Mill Lane, Cayton Bay  
Guide Price £180,000



## 3 Mill Lane

### Cayton Bay, Scarborough

- BEAUTIFUL THREE BEDROOM TERRACED BUNGALOW
- SET WITHIN POPULAR VILLAGE OF CAYTON
- WELL MAINTAINED GORGEOUS REAR GARDEN
- TWO RECEPTION ROOMS
- SEPERATE BATHROOM AND WC, UPSTAIRS AND DOWNSTAIRS
- NO ONWARD CHAIN

We are delighted to present this beautiful three bedroom terraced bungalow, ideally situated within the popular village of Cayton.

This charming home offers a versatile layout, featuring two inviting reception rooms including a comfortable lounge and a bright conservatory that is perfect for relaxing or entertaining guests. The well-appointed kitchen comes with fitted units, providing ample storage and workspace for all your culinary needs. The property benefits from both a separate bathroom and WC, conveniently located upstairs and downstairs, ensuring practicality for family living or visiting guests. The three bedrooms are generously proportioned, offering flexibility for family, guests or a home office. Additional loft space provides valuable storage enhancing the appeal of this home.

The property is set in a sought-after village location, renowned for its welcoming community and excellent local amenities, making it ideal for families, downsizers or anyone seeking a peaceful lifestyle with convenience on the doorstep.

Early viewing is highly recommended to fully appreciate all that this wonderful bungalow has to offer. Arrange your appointment today to avoid missing out on this exceptional opportunity.

Council Tax band: B

Tenure: Freehold





## GROUND FLOOR

Porch

Hallway

Lounge 19' 8" x 10' 10" (6.00m x 3.30m)

Conservatory 8' 6" x 8' 2" (2.60m x 2.50m)

Bathroom 7' 10" x 7' 7" (2.40m x 2.30m)

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

Cupboard

Bedroom 9' 10" x 7' 10" (3.00m x 2.40m)

Bedroom 12' 2" x 11' 2" (3.70m x 3.40m)

## FIRST FLOOR

Landing

Cupboard

Bedroom 15' 9" x 9' 10" (4.80m x 3.00m)

WC 7' 10" x 5' 3" (2.40m x 1.60m)

Loft Space 8' 10" x 6' 3" (2.70m x 1.90m)

## HMRC

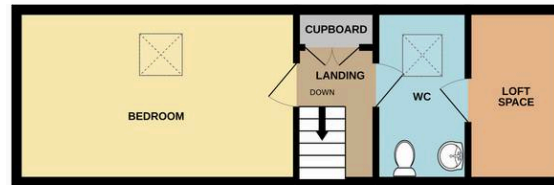
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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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