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2 Shelley Close, Cayton
In Excess of £250,000



2 Shelley Close

Cayton, Scarborough

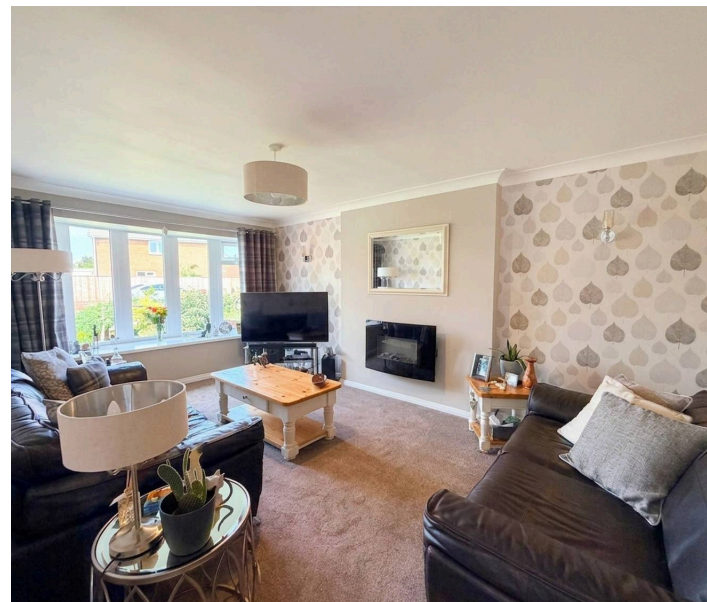
- IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- LOCATED IN THE DESIRABLE LOCATION OF CAYTON
- UPSTAIRS AND DOWNSTAIRS BATHROOMS
- AMPLE PARKING FOR APPROX 3 CARS & GARAGE
- TWO RECEPTION ROOMS

We are delighted to present this immaculately presented three bedroom semi-detached house, ideally situated in the highly sought-after location of Cayton.

This elegant home offers a versatile layout, featuring two spacious reception rooms that provide ample space for both relaxing and entertaining. The modern kitchen is thoughtfully designed with integrated appliances, providing a modern and functional space for culinary enthusiasts, creating a wonderful flow throughout the ground floor, while the inclusion of a downstairs bedroom offers flexibility for guests, a home office, or multi-generational living. Both the upstairs and downstairs benefit from stylish, contemporary bathrooms, ensuring convenience and comfort for all residents. The property's tasteful décor and attention to detail create a light and airy ambience, with each room exuding charm and character. Externally, the property enjoys a spacious rear garden, perfect for outdoor dining, children's play, or simply unwinding in peaceful surroundings. Additional highlights include a garage and driveway, providing secure parking and extra storage.

Located within easy reach of local amenities, reputable schools, and excellent transport links, this home is perfectly suited to families, professionals, or those seeking a peaceful lifestyle in a desirable village setting.

Early viewing is highly recommended to fully appreciate all that this impressive property has to offer.





GROUND FLOOR

Lounge 17' 5" x 10' 10" (5.30m x 3.30m)

Kitchen 13' 1" x 10' 6" (4.00m x 3.20m)

Bathroom 6' 7" x 6' 3" (2.00m x 1.90m)

Dining Room 10' 6" x 10' 2" (3.20m x 3.10m)

Bedroom One 12' 6" x 10' 10" (3.80m x 3.30m)

FIRST FLOOR

Bedroom Two

Bedroom Three 9' 10" x 7' 3" (3.00m x 2.20m)

Bathroom 10' 6" x 5' 11" (3.20m x 1.80m)

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
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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