

Killerby Cliff, Scarborough YO11 3NR

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Hunters EXCLUSIVE are DELIGHTED to being to the market this IMMACULATE detached house located in the PICTURESQUE Cayton Bay offering AMAZING SEA and CASTLE VIEWS, FOUR DOUBLE BEDROOMS, UNDER FLOOR HEATING, TWO BALCONIES, CONVERTED GARAGE and AMPLE OFF ROAD PARKING. Benefiting from MODERN INTERIOR and OPEN PLAN LIVING AREA creating an IDYLLIC abode for INVESTORS, HOLIDAY MAKERS and people looking for a PERMANENT RESIDENCE.

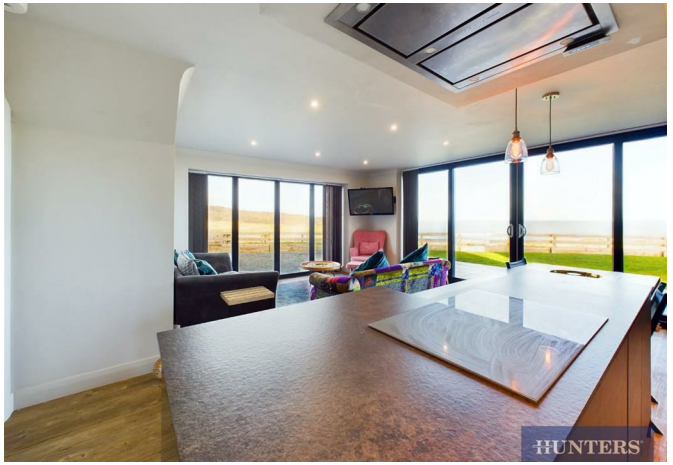
This wonderful home is completed to a very high specification and briefly comprises: entrance hall with stairs to the first floor landing, open plan living/kitchen space with integrated appliances including two ovens and two integrated fridge/freezers, two double bedrooms and family bathroom. To the first floor you are presented with two double bedrooms, the mater benefiting from floor to ceiling windows with PANORAMIC sea views and balcony. The second bedroom has access to an ensuite bathroom and balcony. The outside welcomes you with a mainly laid to lawn garden, ample off road parking, hot tub area and converted garage currently being used as a games room and utility area.

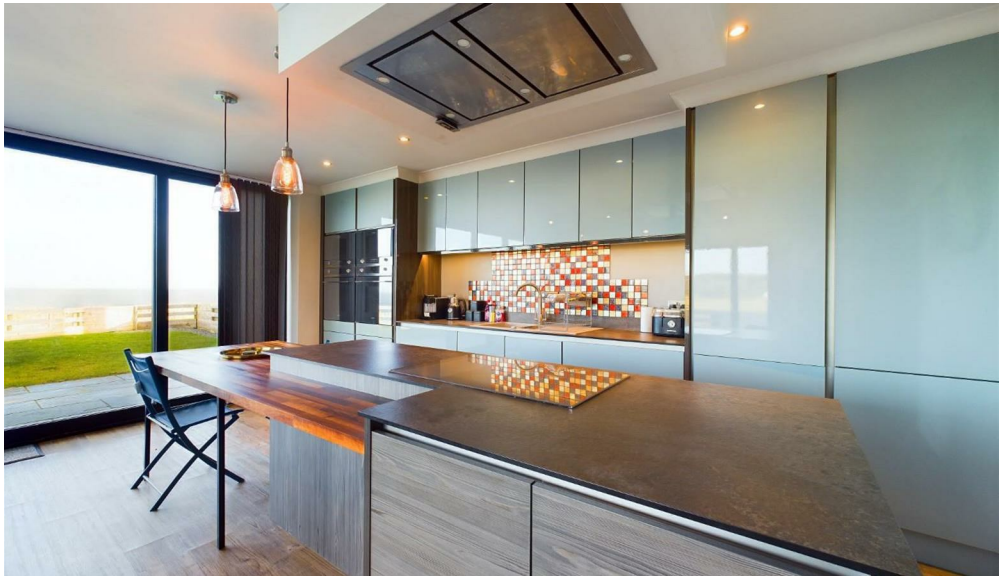
Being situated in close proximity to the highly sought after village of Cayton you have access to a wealth of local amenities including two convenience stores, post office, popular junior school and secondary school, two public houses and an eating and drinking establishment. A little further away is Seamer train station and in close proximity of major employers and industrial estates making it a perfect place for commuting to work.

Call now to arrange a viewing to truly appreciate what this property has to offer!











Entrance Hall
UPVC front door, UPVC double glazed window to front aspect, coving, laminated laid wood style flooring, underfloor heating, stairs to the first floor landing and power points.

Kitchen/lounge
UPVC double glazed windows to front and side aspects, UPVC double glazed sliding doors to side aspect with sea and castle views, coving, laminated laid wood style flooring, underfloor heating, tiled splash back, range of wall and base units with roll top work surfaces, breakfast bar, sink and drainer unit, two integrated fridge/freezers, two electric ovens, electric hob, extractor hood, TV point and power points.

Downstairs Bathroom
UPVC double glazed window to rear aspect, underfloor heating, extractor fan, laminated laid wood style flooring, part tiled walls, three piece suite comprising: panel enclosed bath with mixer taps and shower attachment, low flush WC and wash hand basin with vanity unit.

Bedroom
UPVC double glazed window to side aspect, underfloor heating, TV point and power points.

Bedroom
UPVC double glazed window to side aspect, underfloor heating and power points.

First Floor landing
Velux window, radiator and power points.

Bedroom
UPVC double glazed window to side aspect, UPVC double glazed door to front leading to balcony with sea views, built in storage, two radiators and power points.

Ensuite
Velux window, laminated laid wood style flooring, fully tiled walls, fully tiled walk in shower cubicle with rainfall shower head, low flush WC, wash hand basin with vanity unit, two heated towel rails and extractor fan.





Bedroom
UPVC double glazed windows to front and side aspects, UPVC double glazed sliding doors leading to balcony with sea views, electric fire, two radiators and power points.

Converted garage/games room
Up and over door, range of wall and base units, plumbing for washing machine, power and lighting.

Parking
Ample off road parking on driveway.

Garden
Mainly laid to lawn garden with sea views, graveled drive way and hot tub area

Material Information Scarborough
Tenure Type; Freehold
Council Tax Banding; Exempt

HMRC Disclaimer - Scarborough

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.









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. 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.



Ground Floor



Floor 1

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HERE TO GET *you* THERE

Approximate total area[1]

1555.44 ft²

144.5 m²

Reduced headroom

62.46 ft²

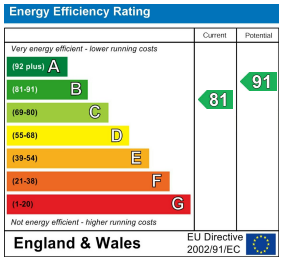
5.8 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Scarborough - 01723 336760 https://www.hunters.com

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