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Ombudsman www.oea.co.uk

OFT Approved code

NAEA Estate Agents

Proprietors: David Mansfield ATTON FNAEA. Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992

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DMA ESTATE AGENTS

OPEN 7 DAYS

68 MAIN STREET, CAYTON YO11 3RT



Freehold £279,950

FEATURES

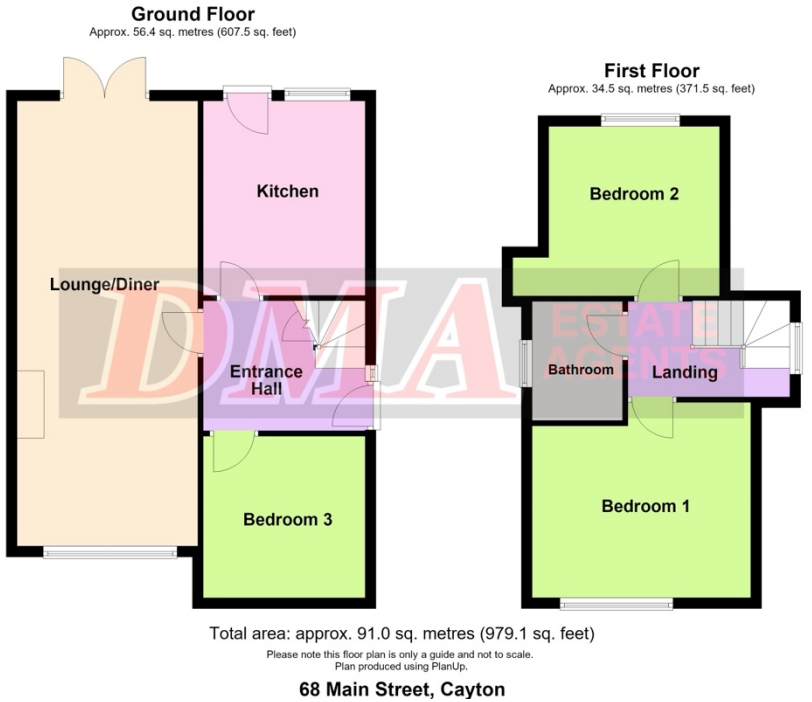
* Three bedroom detached house.
* Located nicely set back off the main road in this popular village approximately 5 miles from Scarborough.
* Gas central heating to radiators.
* Upvc double glazing.
* Ample parking to the front.
* Cavity wall insulation.
* Drive to garage.
* Rear garden.
* **EPC Rating: D.**
* Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Side Door to Entrance Hall. Through Lounge / Diner. Kitchen. Bedroom Three (or Study).
FIRST FLOOR:	Two Bedrooms. Bathroom
OUTSIDE:	Large parking area to the front. Drive to garage. Rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

FLOOR PLAN



Council Tax Band **C.**

LOCATION:

Cayton is a large village just to the south end of Scarborough.

DIRECTIONS:

Take the Scarborough road out of Filey to the A165. At the second roundabout by the Plough Inn turn left signposted Cayton. Continue into Cayton. The property is located in the middle of the village on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

BATHROOM
1.78m x 2.24m (5'10" x 7'4")

Bath with shower over. Handbasin and WC. Radiator. Upvc double glazed window.



OUTSIDE:

Drive with parking for two cars.
Enclosed rear garden.











Side Door to:

ENTRANCE HALL **3.15m x 3.05m** (10'4" x 10'0")

Understairs cupboard. Radiator.





KITCHEN
5.00m x 2.57m (16'5" x 8'3")

Inset stainless steel sink and drainer. Base units with worktops over. Matching wall cupboards. Integrated dishwasher. Provision for 'fridge. Plumbing for automatic washer. Gas central heating boiler. Radiator. Upvc double glazed window. ***Upvc rear door.***







/ continued over

THROUGH LOUNGE/DINER **8.28 m x 3.35m narrowing to 2.77m**
(27'2" x 11'0" narrowing to 9'1")

Electric stove in modern surround. Two radiators. Upvc double glazed front window. ***Upvc double glazed patio doors.***






BEDROOM 3 (OR STUDY)
3.05m x 3.02m (10'0" x 9'11")

Radiator. Upvc double glazed window.



Stairs to First Floor:



LANDING

Upvc double glazed window. ***Loft Access.***

BEDROOM ONE **4.22m x 3.15m** (13'10" x 10'4")

Fitted wardrobes. Radiator. Eaves storage. Upvc double glazed window.




BEDROOM TWO **3.12m x 3.05m** (10'3" x 10'0")

Built-in wardrobes. Eaves storage. Radiator. Upvc double glazed window.




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