27 Carr House Lane, Cayton, Scarborough, YO11 3SS

Offers Over £300,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS

- WELL-PRESENTED THREE BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- AMPLE OFF-STREET PARKING AND GARAGE
- GENEROUS LOW-MAINTENANCE GARDENS
- WITHIN THE DESIRABLE VILLAGE OF CAYTON

This THREE BEDROOM DETACHED HOME is enviably located within the village of CAYTON and provides SPACIOUS LIVING ACCOMMODATION with THREE RECEPTION ROOMS, a LOFT/HOBBIES ROOM, GARAGE, AMPLE OFF-STREET PARKING and GENEROUS GARDENS.

'In our opinion' the property is offered to the market in good order throughout, benefitting from double glazing throughout and gas central heating via a combi boiler. Comprising internally in brief from an entrance porch, hall with stairs to the first floor, an open kitchen/diner with double doors to a bay fronted lounge with a gas fire, rear hall, a built-in pantry and a light and airy sun room with underfloor heating and double doors to the rear gardens. To the first floor of the property lies a landing with access to a loft/hobbies room via a pull down ladder, a bay fronted master bedroom with fitted wardrobes, a double bedroom with built-in storage, a further bedroom and a white four-piece bathroom suite with a corner bath and a separate shower cubicle. Externally, the property is accessed via a generous block paved frontage which provides ample off-street parking and access to the garage via an electric door. To the rear of the property lies a low-maintenance garden enclosed by fenced boundaries with a paved seating area.

Located within the ever popular village of Cayton with an abundance of amenities nearby including local shops, public house, popular junior school, secondary school, sports club and playing fields plus is also on a regular bus route into Scarborough.

Internal viewing cannot be recommended highly enough, to fully appreciate the space, finish and setting on offer from this detached home. If you wish to book a viewing, please contact our friendly and experienced sales team in the office at CPH on 01723352235 or visit our website www.cphproperty.co.uk.

ACCOMMODATION:

GROUND FLOOR

Porch
8'6" x 3'3"

Entrance Hall
9'10" max x 8'6" max

Lounge
11'9" x 10'2"

Dining Room
11'9" x 10'9" max

Kitchen
9'2" x 8'6" max

Rear Hall
2'11" x 2'7"

Pantry
3'7" x 3'3"

Sun Room
10'2" x 9'10"

FIRST FLOOR

Landing

Bedroom One
12'1" x 10'9"

Bedroom Two
11'9" x 11'1"

Bedroom Three
8'2" x 7'2" max

Bathroom
8'6" x 7'6"

ATTIC LEVEL

Loft/Hobbies Room
10'5" x 9'10"

OTHER:

Garage
18'0" x 6'10"

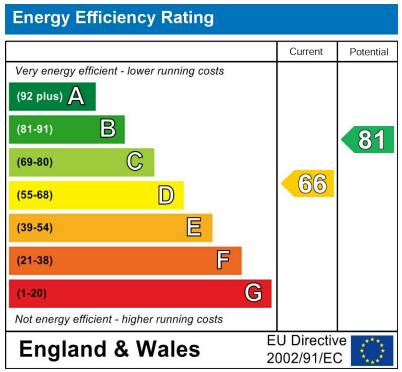
Details Prepared
TLAB/240322

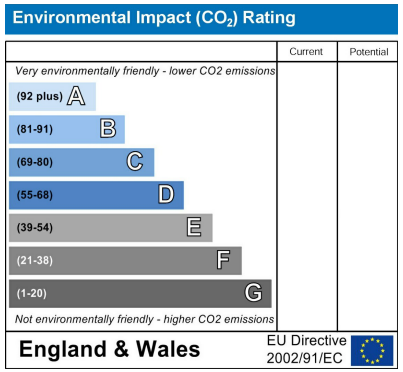
Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

CPH

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.
Made with Metropix ©2022





CPH Property Services
19 St.Thomas Street, Scarborough YO11 1DY
e.sales@cphproperty.co.uk | cphproperty.co.uk

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