



14 Cayley Lane, Brompton-By-Sawdon, Scarborough YO13
Guide Price £445,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IMPRESSIVE SEMI-DETACHED COTTAGE
- FOUR/FIVE BEDROOMS
- THREE RECEPTION ROOMS
- GENEROUS LIVING ACCOMMODATION
- DRIVEWAY & DOUBLE LENGTH GARAGE
- NO ONWARD CHAIN

Offered to the market with NO ONWARD CHAIN is this IMPRESSIVE SEMI-DETACHED COTTAGE with GENEROUS LIVING ACCOMMODATION, FOUR/FIVE BEDROOMS and THREE RECEPTION ROOMS. The property benefits from a DRIVEWAY, a DOUBLE LENGTH GARAGE and ATTRACTIVE GARDENS.

The property has been well maintained throughout with gas central heating and uPVC double glazing. The accommodation briefly comprises of: an entrance porch leading to the main hallway with stairs to the first floor, the dining room with built-in storage, the generous breakfast kitchen with pantry, the laundry room, the ground floor W/C, the ground floor bedroom/office, the substantial living room and sunroom with double doors to the rear. To the first floor lies a landing, four bedrooms, a bathroom with three-piece suite and a shower room with three-piece suite. Externally, the property benefits from a driveway, a double length garage, areas for planting and three separately laid lawned gardens.



Brompton is a popular village, just a few miles to the west of Scarborough close to the North Yorkshire Moors National park, being a mix of cottages, farms and large substantial residences. There is a duck pond, open grassed area with river, public house, restaurant, school, general store, church and popular butchers shop.

Early internal viewing is highly recommended as properties of this nature seldom stay on the market for long. To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk



ACCOMMODATION

GROUND FLOOR

- Porch
- Entrance Hall
- Dining Room
14'0" x 11'8"
- Kitchen
13'4" x 11'11"
- Laundry Room
10'6" x 7'9"

W/C

- 5'6" x 3'0"
- Bedroom 5/Office
9'8" x 8'7"
- Living Room
16'6" x 13'5"
- Sunroom
7'6" x 7'0"

FIRST FLOOR

Landing

- Bedroom 1
13'9" x 10'1"

- Bedroom 2
13'6" x 10'11"
- Bedroom 3
11'1" x 10'4"
- Bedroom 4
11'10" x 8'6"
- Bathroom
8'3" x 5'4"
- Bathroom
7'10" x 5'5"
- Garage
24'4" x 14'5"

External

The property benefits from three separately laid lawned gardens, areas for planting, driveway and a double length garage with power.

Details

Council Tax Banding - G

LCAB 04082023

Interested? Get in touch:

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

CPH

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



England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Current	Potential

