



9 East Lea View, Cayton, Scarborough YO11 3TN  
Offers In The Region Of £190,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- END-TERRACE FAMILY HOME
- THREE/FOUR BEDROOMS
- GENEROUS LIVING ACCOMMODATION
- TWO BATHROOMS & GROUND FLOOR W/C
- OFF-STREET PARKING
- POPULAR VILLAGE LOCATION

CPH are delighted to bring to market this END-TERRACE FAMILY HOME with THREE/FOUR BEDROOMS, TWO BATHROOMS and GROUND FLOOR W/C. The property benefits from GENEROUS LIVING ACCOMMODATION, LAWNED GARDENS to the rear, OFF-STREET PARKING and is located in the POPULAR VILLAGE of CAYTON.

The property has been well maintained throughout with gas central heating and uPVC double glazing. The accommodation briefly comprises of: the entrance hallway with stairs to the first floor and under stair storage, a ground floor W/C, the generous lounge with double doors to the rear and a multi-fuel log burner, the kitchen with breakfast bar and door to the rear, a ground floor bedroom/reception room that leads to the ground floor ensuite/shower room. To the first floor lies a landing with two bedrooms with built in wardrobes, a further bedroom and the house bathroom with white four-piece suite. Externally, the front of the property benefits from a low-maintenance stoned garden with a driveway for two vehicles. The rear of the property offers a generous enclosed paved patio seating area with a lawned garden, external workshop with power and a storage shed.



Situated within the popular village of Cayton the property provides access to an abundance of amenities including nearby including the local shops, a public house, a popular primary school, a secondary school, the sports club and playing fields plus is also on a regular bus route into Scarborough.

Viewing this property cannot be recommended enough to fully appreciate the space, setting and finish on offer from this pleasant family home. If you wish to make a viewing, please contact our friendly team in the office on 01723352235 or via our website at [www.cphproperty.co.uk](http://www.cphproperty.co.uk).



ACCOMMODATION

GROUND FLOOR

Hallway

Lounge  
18'0" max x 11'9" max

Kitchen  
12'5" x 11'9"

Bedroom 4/Snug/Office  
10'9" x 6'10"

Shower Room  
6'6" x 4'7"

W/C  
4'11" x 2'7"

FIRST FLOOR

Bedroom 1  
11'9" x 11'1"

Bedroom 2  
11'1" x 11'1"

Bedroom 3  
9'10" max x 7'6"

Bathroom  
8'6" x 5'10"

External

The front of the property benefits from a low-maintenance stoned garden with a driveway for two vehicles. The rear of the property offers a generous enclosed paved patio seating area with a lawned garden, external workshop with power and a storage shed.

Details

Council Tax Banding - B

LCAB 03102023

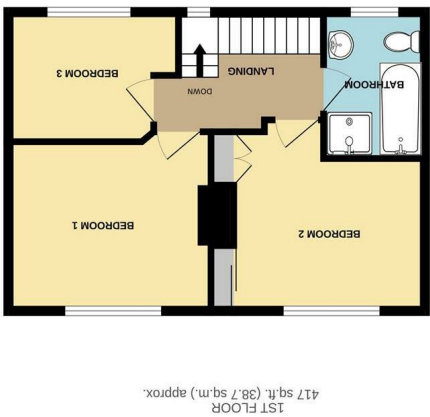
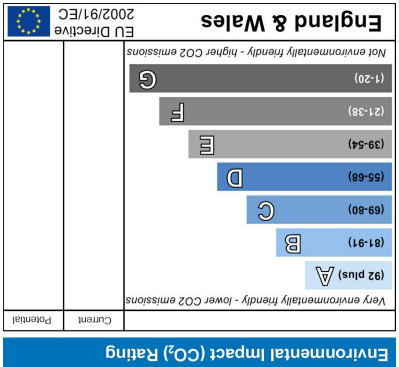
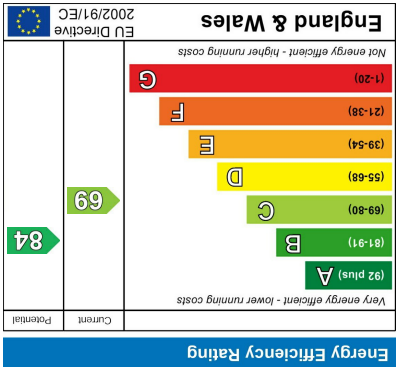


Interested? Get in touch:

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**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



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 operating or efficiency can be given.  
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