



1 Green Park Avenue, Cayton, Scarborough, YO11 3RY

Guide Price £170,000

- SEMI DETACHED BUNGALOW
- LARGE REAR GARDEN
- VILLAGE LOCATION
- TWO BEDROOMS
- CORNER PLOT
- WITHIN CLOSE PROXIMITY TO CAYTON BAY BEACH
- DRIVEWAY AND GARAGE
- UPVC DOUBLE GLAZED
- APPEALING TO A NUMBER OF BUYERS

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Andrew Cowen Estate Agents WELCOME TO THE MARKET this TWO BEDROOM, SEMI-DETACHED BUNGALOW located in the CHARMING VILLAGE OF CAYTON in an enviable CORNER PLOT benefitting from a DRIVEWAY, GARAGE, a LARGE REAR GARDEN and nearby public transport links. This property would suit a NUMBER OF BUYERS, including those looking TO DOWNSIZE.



Council Tax Band: B



The accommodation briefly comprises: entrance in to the inner hallway which leads into the spacious, front facing lounge area and a fitted kitchen/dining space with a range of base and wall units plus ample worktop space. The property also boasts two good sized bedrooms and a three piece family bathroom suite. Externally, the property boasts mature, lawned gardens with the rear providing a stone, patio area, ideal for outdoor dining and a greenhouse. There is also a driveway to the front with off road parking for multiple vehicles, as well as a brick built garage. The property would appeal to a number of buyers, including those looking to downsize.

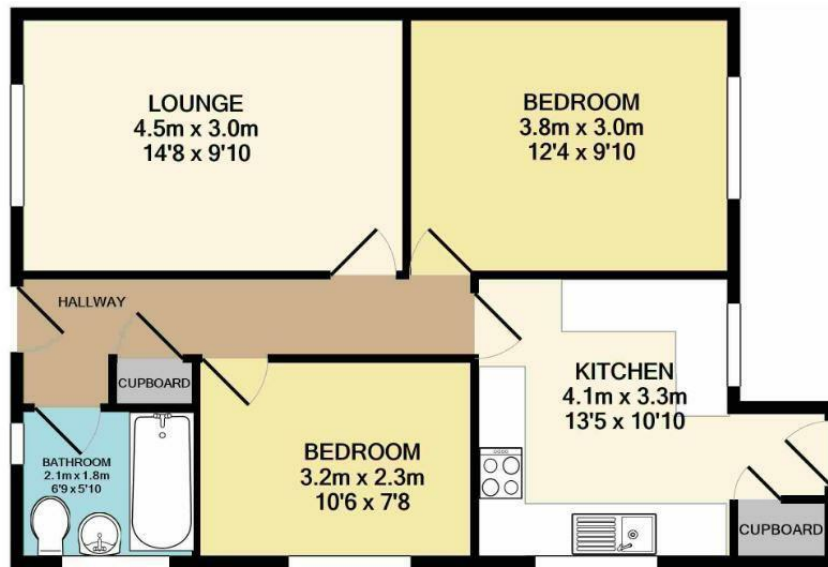
Cayton is a thriving village where close by you will find the picturesque Cayton Bay which is a popular location for dog walkers, Cleveland Way and the Yorkshire Wolds. The village has plenty to offer including amenities such as; convenience stores, post office, sports club, local pubs and eateries and a cricket pitch.

Viewing is essential to appreciate the space and position that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!





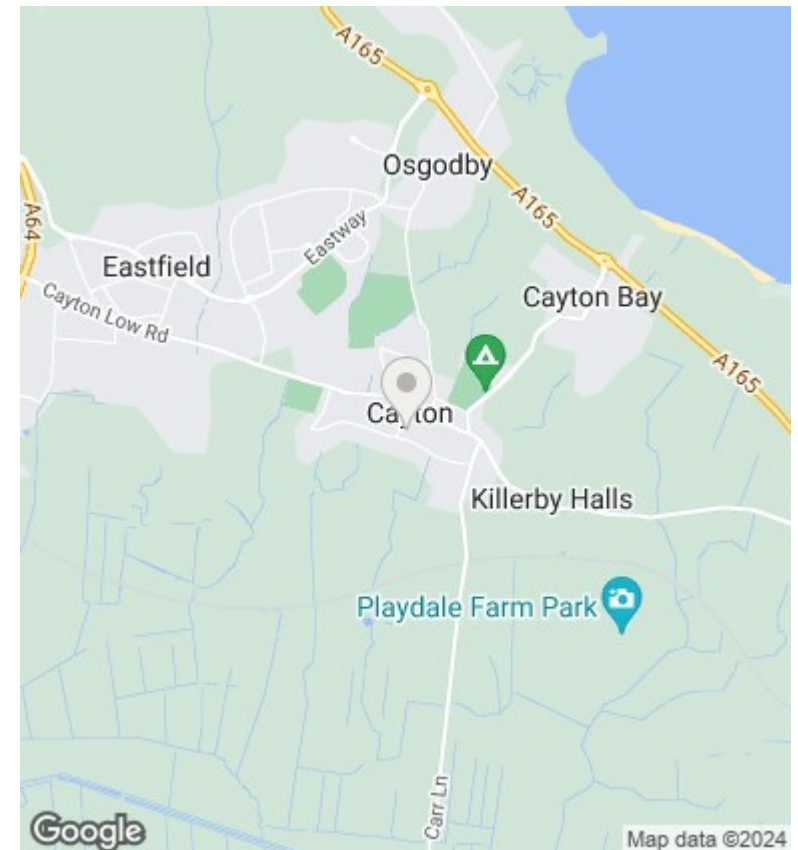




TOTAL APPROX. FLOOR AREA 53.9 SQ.M. (580 SQ.FT.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Viewings

Viewings by arrangement only.
Call 01723 377707 to make an appointment.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	