



## 8 Penton Road, Cayton, Scarborough, YO11 3TQ

£235,000

- SPACIOUS LIVING AREAS
- WHEELCHAIR FRIENDLY ACCESS
- 2 UPPER FLOOR BEDROOMS
- 1 GROUND FLOOR BEDROOM
- DRIVEWAY AND GARAGE
- CUL-DE-SAC LOCATION
- LARGE GARDEN SPACE
- 2 RECEPTION ROOMS
- SHOWER ROOM

## 8 Penton Road, Scarborough YO11 3TQ

Welcome to Penton Road, a charming family home offering spacious living and versatile accommodation in a sought-after location. The airy hallway leads to a welcoming living room with abundant natural light, while the kitchen presents an opportunity for modernisation. A second reception room seamlessly connects indoor and outdoor living, overlooking the meticulously landscaped garden with wheelchair accessibility. Three generously proportioned bedrooms, including built-in wardrobes, prioritise comfort and functionality. The bathroom features wheelchair-friendly amenities. Outside, a large driveway and garage provide ample parking and storage, while a greenhouse and raised decking area complete the serene outdoor space. Penton Road offers a rare opportunity for comfortable living or customisable renovation, promising lasting memories for years to come.



Council Tax Band: C



Welcome to Penton Road, where spacious living and versatile accommodation meet to create the perfect family home. This charming property offers a delightful blend of comfort, functionality, accessibility and potential, nestled in a sought-after location.

Upon entering through the front door, you are greeted by a welcoming and airy hallway adorned with wood finish laminate flooring, setting the tone for the rest of the home. To the left, a spacious living room awaits, boasting a large window that floods the room with natural light, creating a warm and inviting atmosphere for relaxing or entertaining guests.

The kitchen space offers ample room for creativity. While already spacious, the kitchen presents an exciting opportunity for modernisation, ideal for those with a vision for transformation and a desire to tailor the space to their tastes and preferences.

A second reception room is perfect for use as a dining area, home office, or additional living space. With patio doors leading to the rear garden, this room seamlessly connects indoor and outdoor living, allowing for effortless enjoyment of the beautiful surroundings. The garden itself is a sanctuary of tranquility, meticulously maintained and thoughtfully landscaped to create a peaceful retreat. A wheelchair ramp provides accessibility, ensuring that everyone can fully appreciate the outdoor space.

Penton Road offers three generously proportioned bedrooms, each designed with comfort and functionality in mind. The bedrooms feature a built-in wardrobe, offering practical storage solutions, while large windows and skylights throughout the property prioritise natural light, enhancing the sense of space and serenity. The property also has the added benefit of usable under eave storage, whilst the landing offers a multi-functional space.

The bathroom, designed with accessibility in mind, boasts wheelchair-friendly amenities, including a shower area, ensuring convenience and ease of use for all residents.

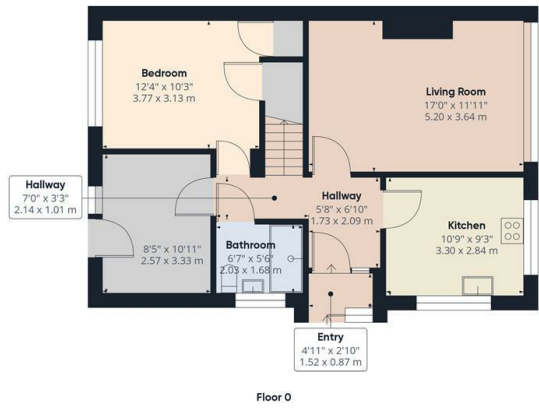
Outside, the property continues to impress, with a large driveway providing ample parking space for multiple cars, alongside a substantial garage offering further storage options. A greenhouse and raised decking area complete the outdoor space, providing opportunities for gardening enthusiasts to indulge their passion and for everyone to bask in the sunshine and enjoy the serene surroundings.

In summary, Penton Road presents a rare opportunity to acquire a spacious and versatile family home, brimming with potential and nestled in a desirable location. Whether you're seeking a comfortable retreat to call your own or a property ripe for renovation and customisation, this charming residence offers the perfect canvas to realise your vision and create lasting memories for years to come.









Floor 0



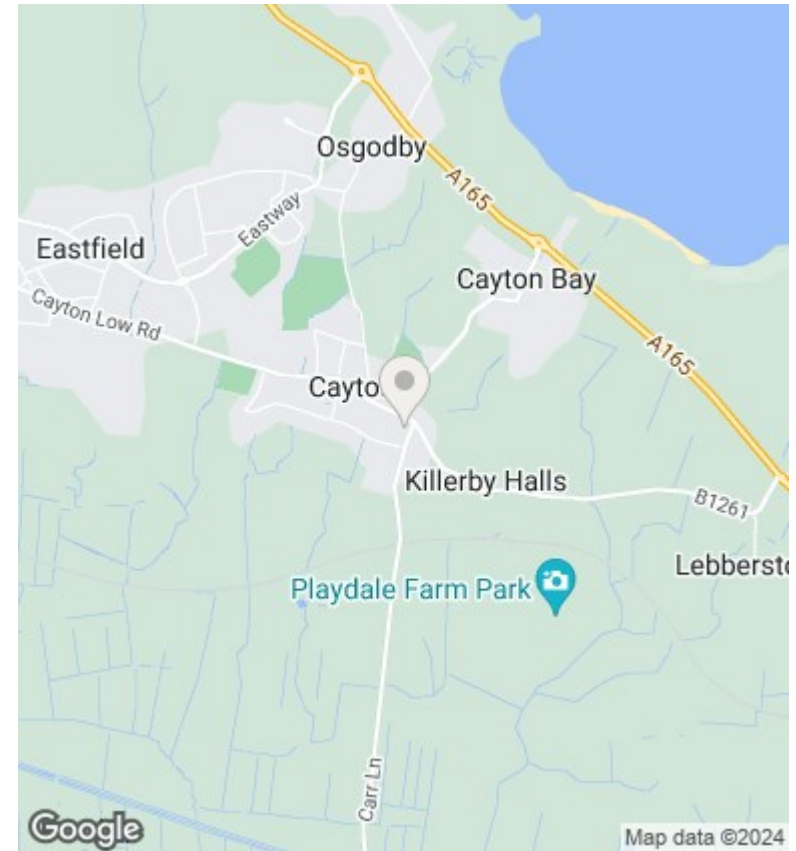
Floor 1

Approximate total area\*  
992.8 ft<sup>2</sup>  
92.23 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Viewings

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### Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	