



15 Ernest Avenue

Cayton, Scarborough, YO11 3TB

Guide Price £155,000



***** UNEXPECTEDLY BACK ON THE MARKET *****

Ellis Hay is thrilled to welcome to the market this 2 bedroom end terrace property situated in the heart of a modern development. Benefiting from approximately 8 years of the NHBC warranty, the property is well presented with modern open plan living downstairs and 2 double bedrooms and a family bathroom upstairs. There is an enclosed garden to the rear and a parking space to the front of the property.

Cayton is a popular village, with great transport links to both Scarborough, Filey and beyond and is close to a thriving industrial estate making it a great location for access to many workplaces. It also offers a wealth of amenities including 2 shops, public house, hairdressers, fish and chip shop and an award winning restaurant with rooms, The Farrier. The village also has a junior school and sporting facilities and is close to a popular secondary school. And as if that isn't enough, the property is close to the beautiful Cayton Bay itself.

In our opinion this property is in a fantastic location offering the perfect blend of rural charm and modern amenities, making it an ideal place to call home.

We highly recommend an early viewing of the property as we feel it will appeal to a great many people, first time buyers, landlords or those looking for a bolthole by the sea. Call our friendly team on 01723 350077 to arrange a viewing.



Front Entrance

UPVC door with storm porch over. Security Lighting

Hallway

With thermostatic control, overhead lighting, radiator and LVT flooring

Kitchen

With range of wall and base units, co-ordinating worktop, pensinsular area with breakfast bar. Stainless steel sink with swan head mixer/shower tap. Built in electric oven, gas hob and extractor fan over. Plumbing for automatic washing, spaces for under counter fridge, freezer and tumble dryer. UPVC window overlooking the front of the property, inset spotlights and LVT flooring. Wall mounted boiler housed in cupboard. Open access to

Lounge

2 Radiators, TV point and Double French UPVC doors giving access to the rear garden.

Cloakroom

WC, hand basin and extractor fan.

Bedroom 1

Double bedroom with 2 UPVC windows overlooking the front of the property. Built in storage. Overhead light and radiator.

Bedroom 2

Double bedroom with UPVC window overlooking the rear of the property. Overhead light, radiator and thermostatic control.

Bathroom

Modern 3 piece bathroom suite with shower over the bath and glass screen. Part tiled, extractor and radiator. Frosted UPVC window overlooking the side of the property.

Outside

Enclosed rear garden with patio area, lawn and shed. Solar powered lights on either side of the doors, outside electrical socket and gate leading to side of the property.

Directions

What Three Words

Pays.Thirsty.Photocopy

Area Map

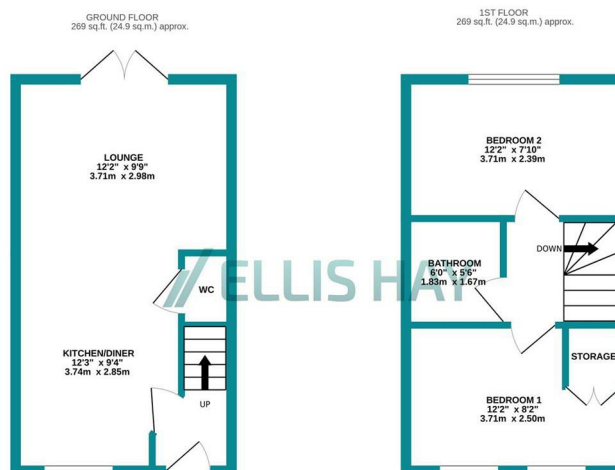


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: B

Tenure: Freehold



TOTAL FLOOR AREA: 537 sq.ft. (49.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency for the given date.

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