



76 Main Street

Cayton, Scarborough, YO11 3RT

Guide Price £115,000



We are delighted to bring to the market this 1 bedroom cottage in the heart of Cayton close to all the local amenities such as award winning restaurant, pubs, fish and chip shop, hairdressers and close to Cayton Bay. When briefly describes the property consists of private entrance at the rear with kitchen and lounge/dining room. Upstairs there is a large double bedroom with fitted wardrobes and a bathroom. With shared courtyard at the rear of the property, we feel that the property would be a perfect holiday home or rental accommodation. Sold with NO ONWARD CHAIN, we highly recommend an early viewing.



ENTRANCE

Access via Chapel Lane. UPVC door into the Kitchen.

KITCHEN

With range of worktops, base units and overhead cupboards, inset stainless steel sink unit with mixer taps, tiled splashback, extractor hood, electric single oven and ceramic hob, uPVC double glazed window overlooking the rear and radiator

LOUNGE/DINING ROOM

with feature fireplace, electric fire, uPVC double glazed window overlooking the front and radiator

SPIRAL STAIRCASE

Leading to

BEDROOM

with built in pine wardrobes, uPVC double glazed window overlooking the front and radiator

BATHROOM

with corner bath, shower unit, vanity basin, WC, window overlooking the rear and radiator

DIRECTIONS

Outside

Small communal yard area to rear, one out building ideal storage, parking space to rear

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		50	
(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: A

Tenure: Freehold

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