



## 74 Main Street

Cayton, Scarborough, YO11 3RT

**Guide Price £115,000**



One bedroom mid terraced property ideal for many, situated in the village of Cayton four miles from Scarborough Town Centre with good local transport, local shops and supermarket. Easy access to A64 to York and close to Cayton Low Road Industrial area. The property comprises a lounge and kitchen on the ground floor and bedroom and bathroom on first floor.

Please call our friendly sales team on 01723 350077 to arrange a viewing.



## FRONT DOOR

Leading to

## LOUNGE

With TV and telephone point, radiator, understairs area and cupboard

## KITCHEN

With range of worktops, base units and overhead cupboards, inset stainless steel sink unit with mixer taps, tiled splashback, electric cooker and hob, uPVC double glazed window and door to rear utility porch with red quarry tiled floor, plumbing for automatic washing machine and uPVC door to rear

## REAR LOBBY

Leading to rear entrance and utility room

## UTILITY ROOM

With plumbing for Automatic Washing machine

## STAIRS

Leading to first floor

## BEDROOM ONE

With uPVC double glazed window over looking the front, radiator and walk-in wardrobe/store

## BATHROOM

With white 3-piece suite, shower off bath taps, radiator, uPVC double glazed window and tiled all round

## OUTSIDE

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

## DIRECTIONS

SATNAV - postcode YO11 3RT  
what3words - ///option.goofy.safest

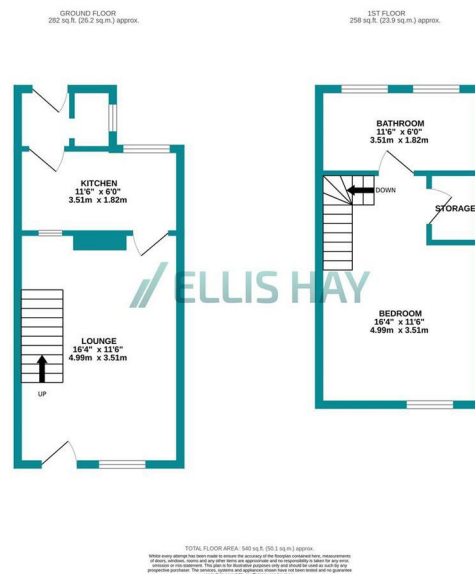
## Area Map



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 92        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 59                      |           |
| (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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