



## Beverley Close, Cayton, Scarborough, YO11 3SN

- Semi-detached home on large plot
- Three spacious bedrooms
- Front and rear gardens
- Extended kitchen diner with French doors
- Family bathroom
- Parking space and garage

**Asking Price £240,000**

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# Beverley Close, Cayton, Scarborough, YO11 3SN

## DESCRIPTION

Welcome to this charming semi-detached home located on Beverley Close in the delightful village of Cayton, Scarborough. This property offers a generous living space, making it an ideal choice for families or those seeking a comfortable home.

As you enter, you are greeted by a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the extended kitchen diner, which boasts ample space for dining and cooking. French doors open out to the rear garden, seamlessly blending indoor and outdoor living, and allowing natural light to flood the space.

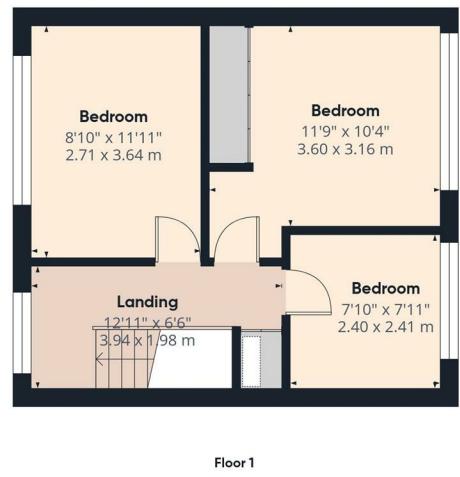
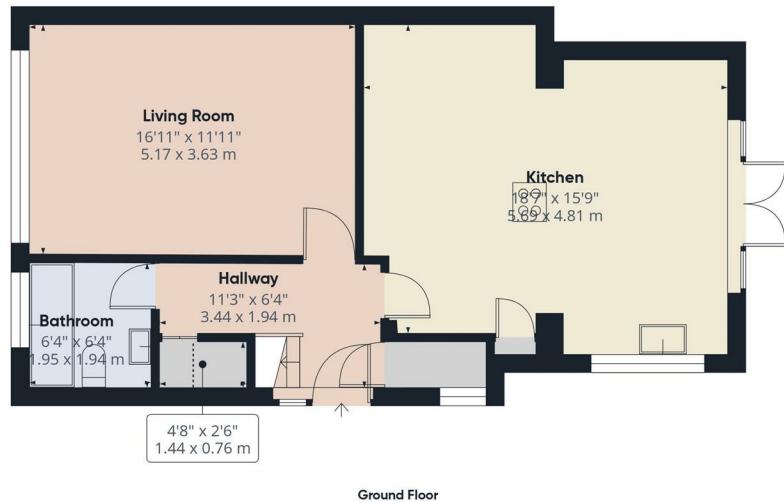
The property features three well-proportioned bedrooms, providing plenty of room for family or guests. Additionally there is a family bathroom.

Outside, the home is set on a large plot, offering both front and rear gardens that are perfect for outdoor activities or simply enjoying the fresh air. There is also the added benefit of parking and a garage, providing secure storage and convenience.

Situated in the picturesque village of Cayton, this property is well-placed for local amenities and is just a short distance from the stunning coastline of Scarborough. This semi-detached home presents a wonderful opportunity for those looking to settle in a peaceful yet accessible location. Don't miss the chance to make this delightful property your new home.







## Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

Approximate total area<sup>(1)</sup>

979 ft<sup>2</sup>  
90.9 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.