



## Ernest Avenue, Cayton, Scarborough, YO11 3TB

- Immaculately Presented & Modern Throughout
- Two Allocated Parking Spaces
- Low-Maintenance Rear Garden with Artificial Turf & Patio
- Three Well-Proportioned Bedrooms
- EV Charging Point to the Front
- Popular Cayton Village Location with Excellent Transport Links

£190,000

**HUNTERS®**

HERE TO GET *you* THERE

# Ernest Avenue, Cayton, Scarborough, YO11 3TB

## DESCRIPTION

Hunters are delighted to bring to the market this immaculate and modern three bedroom terraced home, located in the ever-popular village of Cayton.

Beautifully presented throughout, the property offers stylish and well-maintained accommodation that is ready to move straight into. The layout has been thoughtfully designed to provide a comfortable balance of open, sociable living space alongside well-proportioned bedrooms, making it ideal for families, professionals or those working from home.

Externally, the property continues to impress. To the front, there are two allocated parking spaces along with the added benefit of an EV charging point. To the rear, you will find a low-maintenance garden featuring artificial turf and a patio seating area – perfect for relaxing or entertaining – with access to a rear passageway.

Cayton remains a highly sought-after village, offering a range of local amenities including convenience stores, eateries, sports facilities and excellent transport links to Scarborough and Filey, as well as being within easy reach of the coast.

In our opinion, this is a superb opportunity to acquire a turnkey home in a desirable location. Early viewing is highly recommended to fully appreciate the standard of accommodation on offer.

Please contact our friendly sales team to arrange your viewing.







## 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		97
(81-91) B	86	
(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	

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.



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