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4 2 1 B

HUNTERS

# Star Carr Road, Cayton, Scarborough

## Offers In The Region Of £260,000



Hunters are delighted to bring to the market this beautifully presented SEMI DETACHED home located in the HIGHLY SOUGHT after Cayton Village benefiting from FOUR GOOD SIZED BEDROOMS, MODERN KITCHEN/DINER, GARAGE, OFF ROAD PARKING and WELL PRESENTED REAR GARDEN. Situated over THREE FLOORS this home is perfect for a RANGE OF BUYERS and IS NOT ONE TO MISS!

This fantastic property briefly comprises: entrance hall with stairs to the first floor landing, downstairs WC, lounge and large kitchen/diner benefiting from double French doors leading to the rear garden. To the upper floors you are presented with four double bedrooms and two bathrooms, (one of the bedrooms is currently being used as a second reception room). The outside welcomes you with a low maintenance rear garden, off road parking and garage.

Cayton Village is a charming village located near Scarborough on the North Yorkshire coast. Known for its picturesque setting, the village offers a blend of rural tranquility and coastal proximity. With a rich history, including historic buildings and scenic views, Cayton Village serves as a peaceful retreat while still being close to the bustling attractions of Scarborough.

It's a perfect spot for those looking to explore the natural beauty of the area, as well as enjoy a slower pace of life.

Call now to arrange a viewing to avoid disappointment!





## KEY FEATURES

- Semi detached home
  - Four bedrooms
  - Modern kitchen/diner
- Low maintenance rear garden
  - Garage
  - Off Road Parking
  - EPC: B
- Access to local amenities
- Sought after location







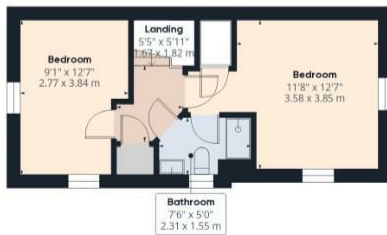
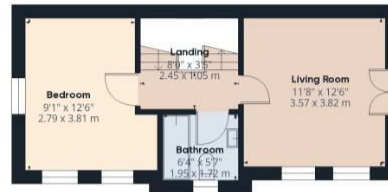
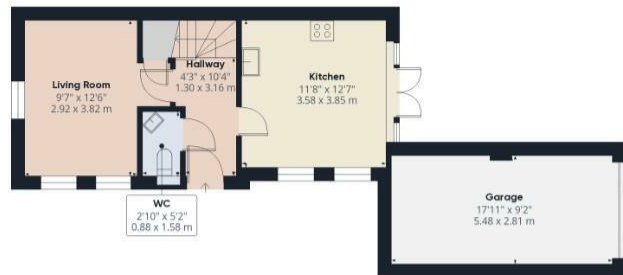












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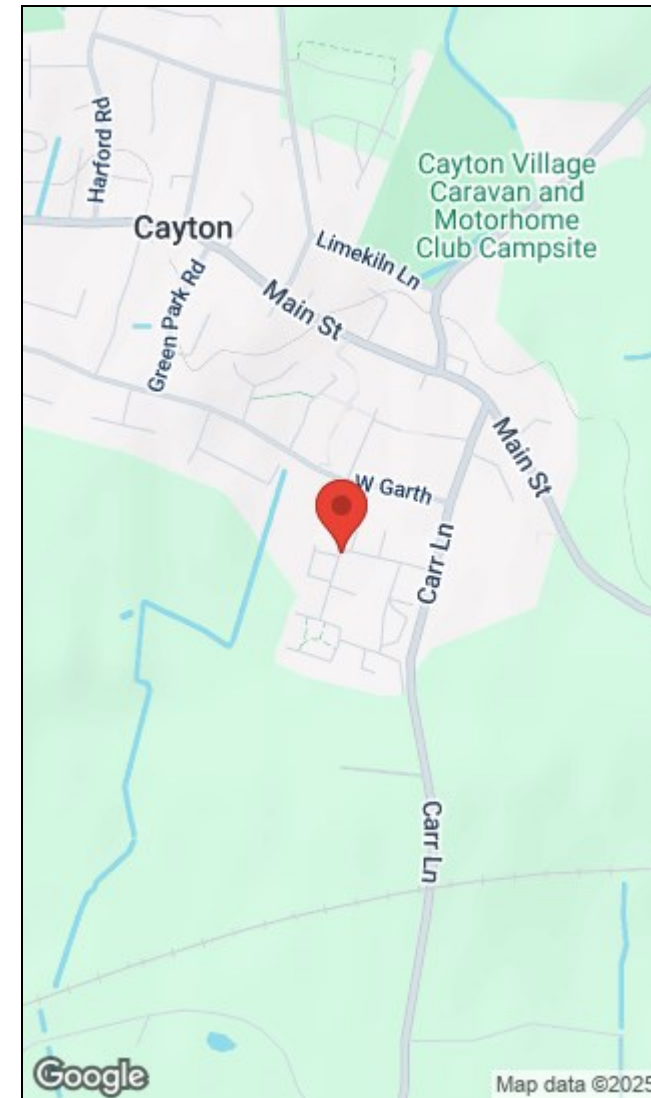
Approximate total area<sup>(m)</sup>1223.31 ft<sup>2</sup>113.65 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	81	92	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		

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