



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





OFFERS OVER £200,000

3 QUEENS COURT, CAYTON, SCARBOROUGH, YO11 3RJ

- Stunning Presentation
 - Three Bedrooms
 - Modern Kitchen And Bathroom
 - Garage And Gardens

A BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE IN THIS LOVELY LOCATION IN THE SUPERB VILLAGE OF CAYTON. SUPERB MODERN KITCHEN AND BATHROOM, GARDENS TO BOTH THE FRONT AND REAR OF THE PROPERTY AND GARAGE TUCKED AWAY WITH ALL OF THE VILLAGE AMENITIES CLOSE TO HAND.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

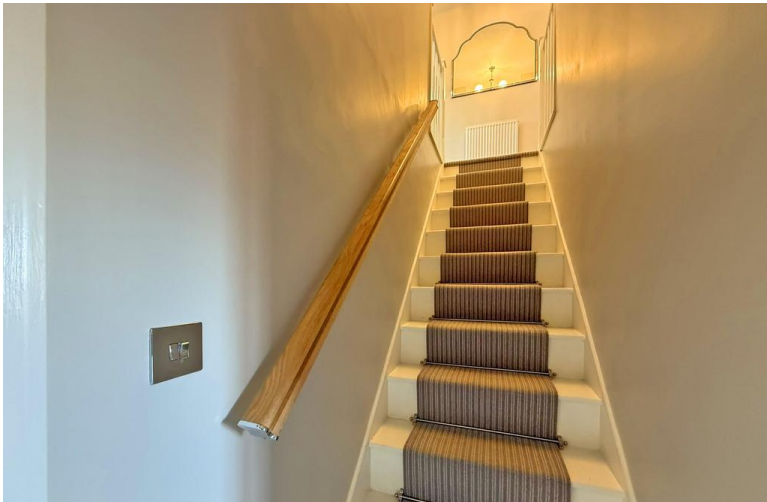


TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

This lovely family home when briefly described comprises entrance hall with underfloor heating, eye catching modern kitchen, open plan living room with patio doors leading out to the mature lawned garden at the rear. To the first floor is an inviting landing space, three well-appointed bedrooms and a lovely modern bathroom suite also benefiting from underfloor heating. Lawned Garden to the rear of the property an enclosed fore garden low maintenance with gravelled covering and timber decked seating area. The property also benefits from allocated parking and garage.



GROUND FLOOR

ENTRANCE HALL

LIVING ROOM
15' 5" x 13' 5" (4.7m x 4.09m)

KITCHEN
11' 11" x 10' 6" (3.63m x 3.2m)

PANTRY

FIRST FLOOR

LANDING

BEDROOM
13' 4" x 9' 2" (4.06m x 2.79m)

BEDROOM
10' 4" x 7' 3" (3.15m x 2.21m)

BEDROOM
9' 2" x 8' 9" (2.79m x 2.67m)

BATHROOM

OUTSIDE

GARDENS

GARAGE