



## *1 Green Park Avenue, Cayton, Scarborough, YO11 3RY*

*Guide Price £155,000*

- *SEMI DETACHED BUNGALOW*
- *LARGE REAR GARDEN*
- *VILLAGE LOCATION*
- *TWO BEDROOMS*
- *CORNER PLOT*
- *WITHIN CLOSE PROXIMITY TO CAYTON BAY BEACH*
- *DRIVEWAY AND GARAGE*
- *UPVC DOUBLE GLAZED*
- *APPEALING TO A NUMBER OF BUYERS*

# 1 Green Park Avenue, Scarborough YO11 3RY

**Andrew Cowen Estate Agents WELCOME TO THE MARKET this TWO BEDROOM, SEMI-DETACHED BUNGALOW located in the CHARMING VILLAGE OF CAYTON in an enviable CORNER PLOT benefitting from a DRIVEWAY, GARAGE, a LARGE REAR GARDEN and nearby public transport links. This property would suit a NUMBER OF BUYERS, including those looking TO DOWNSIZE.**



Council Tax Band: B



*The accommodation briefly comprises: entrance in to the inner hallway which leads into the spacious, front facing lounge area and a fitted kitchen/dining space with a range of base and wall units plus ample worktop space. The property also boasts two good sized bedrooms and a three piece family bathroom suite. Externally, the property boasts mature, lawned gardens with the rear providing a stone, patio area, ideal for outdoor dining and a greenhouse. There is also a driveway to the front with off road parking for multiple vehicles, as well as a brick built garage. The property would appeal to a number of buyers, including those looking to downsize.*

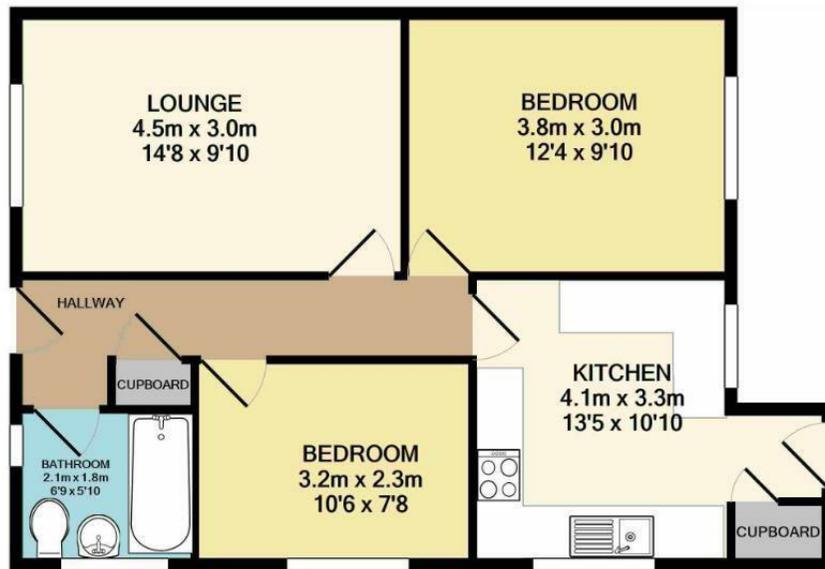
*Cayton is a thriving village where close by you will find the picturesque Cayton Bay which is a popular location for dog walkers, Cleveland Way and the Yorkshire Wolds. The village has plenty to offer including amenities such as; convenience stores, post office, sports club, local pubs and eateries and a cricket pitch.*

*Viewing is essential to appreciate the space and position that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*

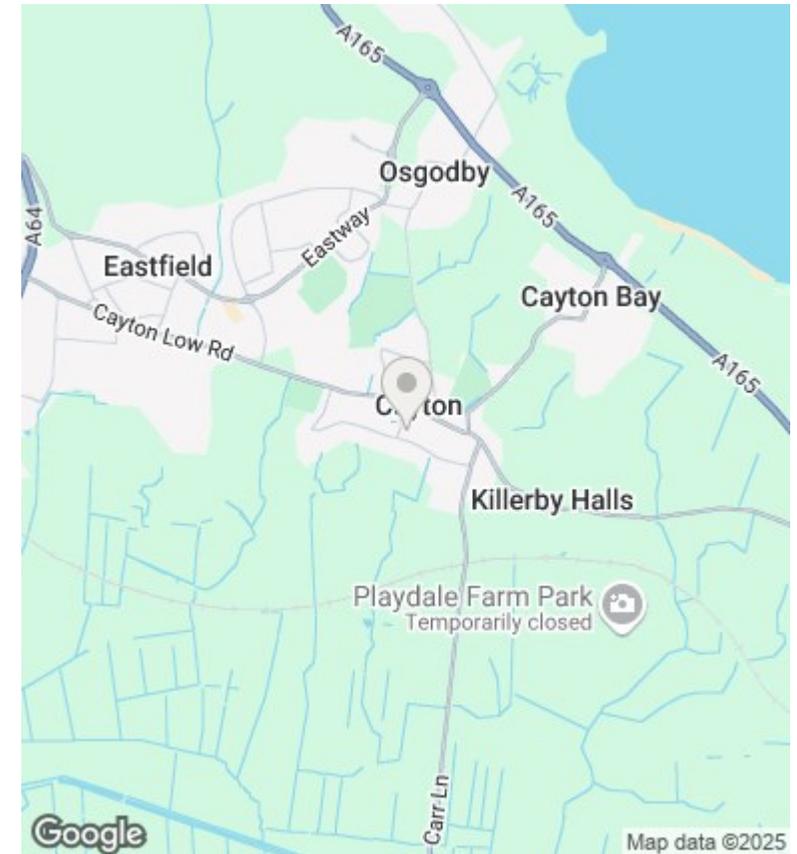








TOTAL APPROX. FLOOR AREA 53.9 SQ.M. (580 SQ.FT.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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## Viewings

**Viewings by arrangement only.**  
**Call 01723 377707 to make an appointment.**

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