



## 10 Glebe Close, Cayton, Scarborough, YO11 3AU

50% Shared Ownership £68,500

- TERRACED PROPERTY
- LAWNED GARDEN AREA
- IDEAL FOR A FIRST TIME BUYER
- £89.06 MONTHLY RENT

- TWO BEDROOMS
- MODERN DEVELOPMENT
- SHARED OWNERSHIP BASIS

- ONE PARKING SPACE
- HIGHLY SOUGHT AFTER AREA
- NO ONWARD CHAIN

# 10 Glebe Close, Scarborough YO11 3AU

**Andrew Cowen Estate Agents present to the market this TWO BEDROOM, TERRACED PROPERTY offered on a 50% SHARED OWNERSHIP BASIS, located on a MODERN DEVELOPMENT in Cayton and is offered on a SHARED OWNERSHIP BASIS. This property BOASTS OFF-STREET PARKING and A LAWNED, GARDEN AREA to be enjoyed. This property is IDEALLY LOCATED in a SOUGHT AFTER AREA, close to local shops and amenities.**



Council Tax Band: A



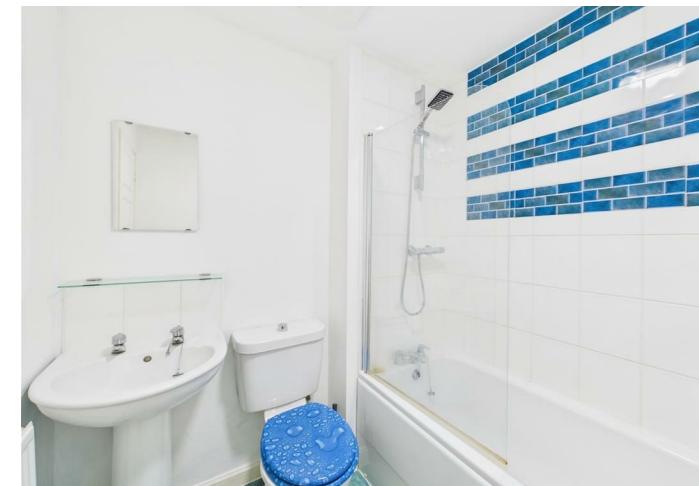
This property comprises briefly; entrance hallway leading into the open plan kitchen/lounge space, with a modern fitted kitchen and a range of hi-gloss base and wall units plus integrated oven, hob and extractor fan. The property also offers two bedrooms and a three piece family bathroom suite with overhead shower. Externally, the property boasts a lawned garden area to be enjoyed.

Being situated in the highly desired village location of Cayton on the outskirts of Scarborough you have access to a wealth of local amenities including two convenience stores, post office, popular junior school and secondary school, two public houses and an eating and drinking establishment. A little further away is Seamer train station and in close proximity of major employers and industrial estates making it a perfect place for commuting to work.

Rent £89.06 per month

Service charge £35.00 per month

This property would appeal to a number of buyers including first time buyers. Viewing is highly recommended 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!



**Floor 0**

**Hallway**  
3'5" x 10'4"  
1.05 x 3.16 m

**WC**  
3'1" x 5'4"  
0.95 x 1.64 m

**Kitchen**  
8'1" x 16'5"  
2.48 x 5.01 m

**Floor 1**

**Bedroom**  
9'9" x 10'0"  
2.97 x 3.07 m

**Bathroom**  
6'3" x 6'3"  
1.90 x 1.91 m

**Landing**  
5'3" x 5'2"  
1.61 x 1.59 m

**ANDREW COWEN**  
SALES • LETTINGS • MANAGEMENT

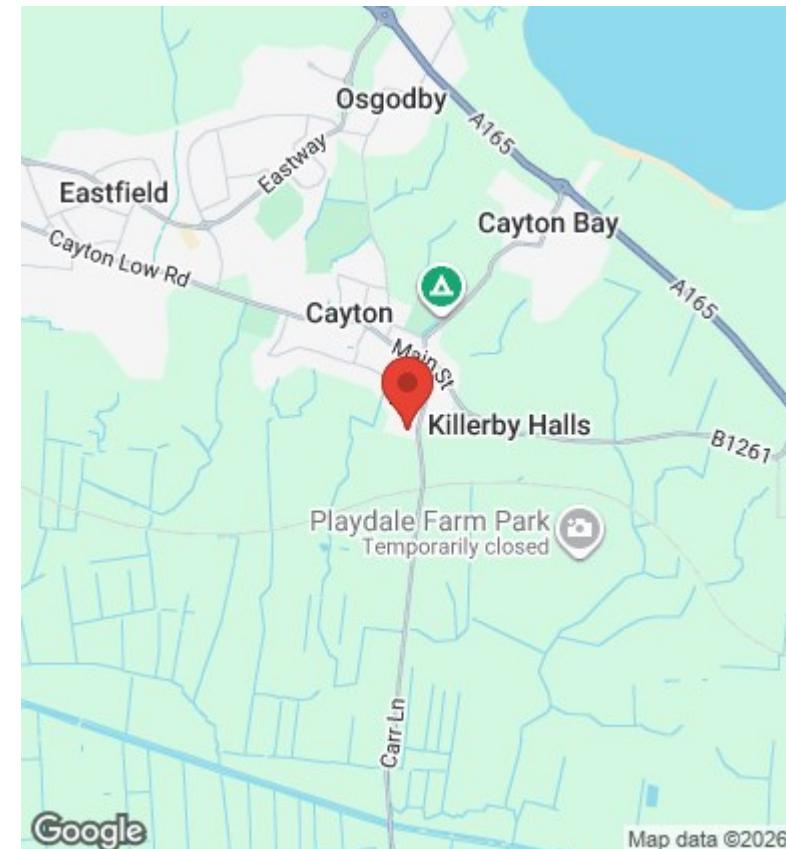
Approximate total area<sup>(1)</sup>  
470 ft<sup>2</sup>  
43.7 m<sup>2</sup>

(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.

GIRAFFE360



**Looking to Sell?**

Book a no obligation valuation today!

**01723 377707**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		94
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(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			
England & Wales		EU Directive 2002/91/EC	