



35 Spring Gardens

Cayton, Scarborough, YO11 3SH

Price Guide £170,000



This two bedroom semi detached bungalow is located in Cayton to the south of Scarborough and is close to local bus routes and the amenities of the village . This property has gas central heating, UPVC double glazing, garage, gardens and a driveway and comprises of a lounge, kitchen, two bedrooms, a shower room and a conservatory.



Kitchen 8'11" x 8'4" (2.72m x 2.54m)

Located at the front of the house the dual aspect kitchen with UPVC double glazed windows has a range of wall and base units with composite work tops . There is space for appliances - a washing machine and a freestanding cooker. The walls are partially tiled, the floor is laminated and there is a radiator.

Lounge 16'11" x 10'7" (5.16m x 3.23m)

The lounge has a large UPVC double glazed window to the front of the property, a radiator, carpet and a fireplace with an electric fire.

Bedroom 1 11'2" x 10'7" (3.40m x 3.23m)

The master bedroom has built in wardrobes , carpet, radiator and a UPVC double glazed window to the rear of the property.

Bedroom 2 8'11" x 7'10" (2.72m x 2.39m)

Currently used as a dining room the second bedroom has carpet, radiator and sliding UPVC double glazed doors into the conservatory.

Shower Room 6'5" x 5'9" (1.96m x 1.75m)

The shower room has a shower unit, hand wash basin, W.C. fully tiled walls and floor and a UPVC double glazed window

Conservatory 9'9" x 9'6" (2.97m x 2.90m)

Located off Bedroom 2 this room is fully UPVC double glazed with a carpet, radiator and UPVC plastic door into the rear garden.

Garage 17'5" x 7'8" (5.31m x 2.34m)

A single garage with an up and over garage door. The garage has lighting, sockets and a window to the side overlooking the rear garden.

Outside

To the front of the property there is a lawned area with a block paved driveway and seating area. To the side of the house there is a ramp into the hallway for easy access. The rear garden area is fully enclosed and can be accessed via a side gate or from the house. It is flagged with a small area of decking.

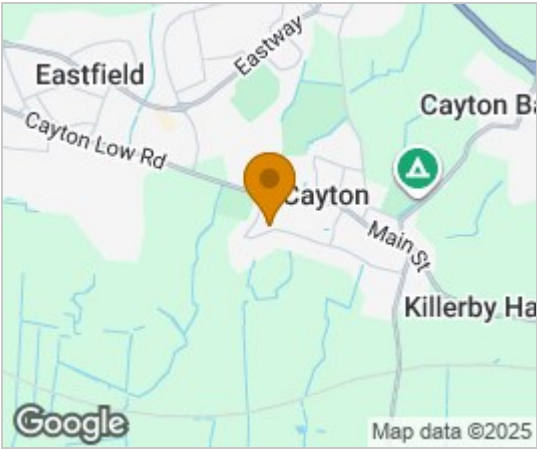
What Three Words Location

expecting.ticket.rosier

Hallway

The bungalow is accessed via a ramp to the door at the side that leads via a UPVC plastic doorway into the hallway. There are two cupboards , one for storage and one with the circuit board and smart meter. Sliding doors lead into the kitchen and shower room, standard doors lead into the lounge and bedrooms. The combi gas boiler is located in the attic space.

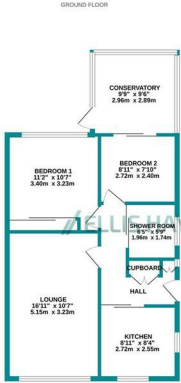
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		65
(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 

Council Tax Band: B

Tenure: Freehold



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