



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

90 Main Street, Cayton

Guide Price **£500,000**



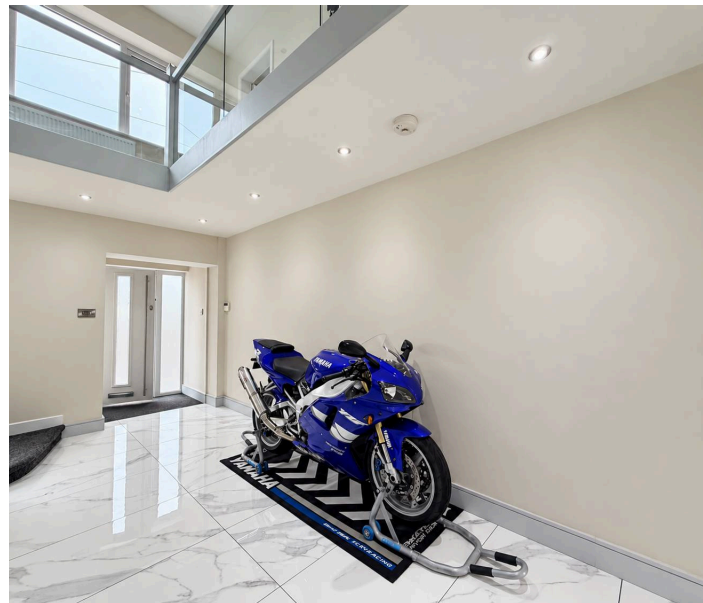
90 Main Street

Cayton, Scarborough

- IMPOSING FOUR BEDROOM DETACHED HOUSE
- FULLY MODERNISED TO A HIGH STANDARD & LOCATED IN THE DESIREABLE CAYTON AREA
- CONVERTED LOFT ROOM/HOBBIES ROOM
- MODERN BREAKFAST KITCHEN WITH CENTRAL ISLAND
- CONVENIENT DOWNSTAIRS SHOWER ROOM AND UTILITY
- LOUNGE WITH A TRI-FOLDING DOOR INTO GARDEN
- SUBSTANTIAL SOUTH FACING REAR LAWNED GARDEN
- GENEROUS PAVED FRONT AND GARAGE PROVIDING AMPLE & SECURE PARKING
- SEPARATE PRIVATE PARKING TO THE SIDE IDEAL FOR A MOTORHOME
- OFFERED WITH NO ONWARD CHAIN

CPH are delighted to offer to the market this impressive four-bedroom detached home, ideally situated in the highly desirable area of Cayton. Beautifully modernised to an exceptional standard, this wonderful property combines contemporary elegance with spacious and versatile accommodation, making it an ideal choice for families seeking a sleek and comfortable home.

Upon entering, the property reveals beautifully presented interiors, thoughtfully updated to create a modern and welcoming atmosphere throughout. The stylish breakfast kitchen features a central island and tri-folding doors, providing an excellent space for both everyday dining and entertaining. The inviting lounge benefits from striking tri-folding doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living while allowing an abundance of natural light to fill the room.





Further enhancing the accommodation is a converted loft room, offering a versatile space that is currently utilised as a home gym but has potential for a home office, hobbies room or additional relaxation area. A convenient ground-floor shower room and separate utility area add further practicality to this impressive home.

Externally, the property boasts a substantial south-facing lawned rear garden, providing an ideal setting for outdoor entertaining, family activities and enjoying the warmer months. To the front, generous paved parking and a garage offer ample off-road parking alongside valuable secure storage and further private parking to the side of the house ideal for a campervan or motorhome for added convenience.

Situated within a sought-after residential area, this exceptional property offers an appealing combination of modern living, generous space and desirable outdoor areas. Offered to the market with no onward chain, early viewing is highly recommended to fully appreciate all that this superb home has to offer.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

GROUND FLOOR

Porch 5' 7" x 2' 7" (1.70m x 0.80m)

Entrance Hall 16' 5" x 10' 10" (5.00m x 3.30m)

Lounge 27' 11" x 14' 1" (8.50m x 4.30m)

Occasional Bedroom/Study 10' 6" x 10' 2" (3.20m x 3.10m)

Breakfast Kitchen 18' 1" x 10' 10" (5.50m x 3.30m)

Shower Room 7' 3" x 5' 3" (2.20m x 1.60m)

Utility 9' 6" x 9' 2" (2.90m x 2.80m)



FIRST FLOOR

Landing 19' 8" x 10' 10" (6.00m x 3.30m)

Bedroom One 13' 9" x 10' 10" (4.20m x 3.30m)

Bedroom Two 13' 9" x 10' 10" (4.20m x 3.30m)

Bedroom Three 13' 9" x 9' 2" (4.20m x 2.80m)

Bedroom Four 13' 9" x 9' 2" (4.20m x 2.80m)

Bathroom 10' 10" x 7' 7" (3.30m x 2.30m)

Boarded loft/Hobbies Room 28' 3" x 13' 5" (8.60m x 4.10m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

