

MAIN STREET, CAYTON, SCARBOROUGH, YO11 3RP



FOR SALE BY AUCTION
***** Taking Bids Now *****



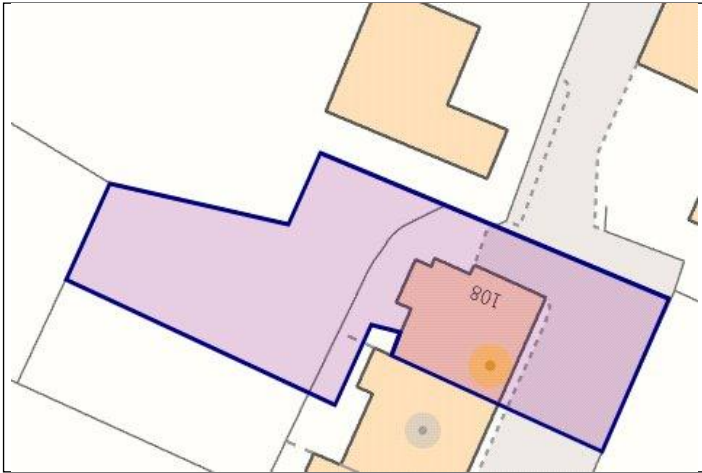
- ▲ Modern Kitchen
- ▲ Village Location
- ▲ Two Bedrooms
- ▲ End of Terrace
- ▲ Good Sized Garden to The Rear

- ▲ Short Drive to The Seafront
- ▲ Close to Local Amenities & Attractions
- ▲ Perfect For the First Time Buyer or Investor

Guide Price £130,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Taking Bids Now *** Option 2 *** www.agentspropertyauction.com

Excellent opportunity to acquire a pleasant end of terrace property in Cayton Village. Early viewing is advised to appreciate the location and position of this two bedroom property.

GROUND FLOOR

ENTRANCE PORCH

DINING ROOM - 3.95m x 4.02m (13' x 13'2")

The dining room is accessed as you enter the property with staircase to the first floor, access to the kitchen, UPVC double glazed window and radiator.

LOUNGE - 3.95m x 3.59m (13' x 11'9")

Good sized lounge with UPVC double glazed window and radiator.

KITCHEN - 2.16m x 2.73m (7'1" x 8'11")

Modern kitchen with integrated Logik oven, hob and extractor fan. The kitchen also houses a Main combi boiler, UPVC double glazed window and radiator.

FAMILY BATHROOM - 1.16m x 2.19m (3'10" x 7'2")

Modern white suite with electric shower over the bath, UPVC double glazed window and radiator.

REAR PORCH

FIRST FLOOR

LANDING

BEDROOM ONE - 3.99m x 3.64m (13'1" x 11'11")

Double bedroom with pleasant views, UPVC double glazed window and radiator.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

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BEDROOM TWO - 3.96m x 2.55m (13' x 8'4")

Second double bedroom with storage cupboard, UPVC double glazed window and radiator.

EXTERNALLY

To the rear of the property there is a courtyard with two outbuildings handy for storage and there are stone steps leading up to a good sized rear garden with views over the local area.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

AGENTS REF: - EE/LS/RED250040/16012025

Council Tax Band: B **Tenure:** Freehold

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Tel: **01642 285041**



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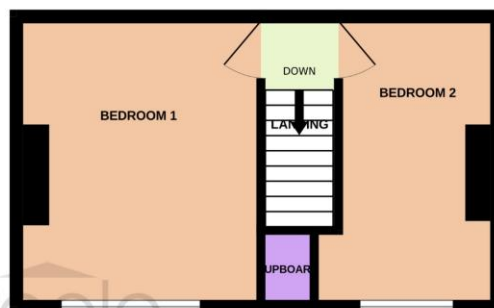
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GROUND FLOOR



1ST FLOOR



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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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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