

West Garth, Cayton  
Offers Over £210,000



**MODERN BUILT 2014 THREE BEDROOM SEMI DETACHED##MASTER  
BEDROOM EN SUITE##SEPARATE LOUNGE##LARGE KITCHEN DINER  
FAMILY ROOM##DOWNSTAIRS WC##FAMILY BATHROOM##DOUBLE  
GLAZING-CENTRAL HEATING##GARAGE DRIVEWAY OFF ROAD  
PARKING##GARDENS...**

## **Entrance Hall**

UPVC double glazed door to the front aspect, radiator, power point, stairs to the first floor landing.

## **WC**

Modern white two piece suite comprising of low flush WC, wash hand basin, extractor fan, radiator and fuse box.

## **Lounge** 4.75m x 3.55m - 15'7" x 11'8"

UPVC double glazed window to the front aspect, TV point, radiator and power points.

## **Kitchen/Diner** 4.56m x 3.41m - 15'0" x 11'2"

UPVC double glazed window to the rear aspect, UPVC double glazed French Doors to the rear aspect giving access to the rear garden, range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven with four ring gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, space for washing machine, cupboard housing the Logic gas combi boiler, under stairs storage cupboard.

## **First Floor Landing**

Radiator, power point, storage cupboard, loft access.

## **Bedroom One** 4.20m x 2.58m - 13'9" x 8'6"

UPVC double glazed window to the front aspect, Fitted sliding wardrobes, TV point, radiator and power points.

## **En Suite**

White three piece suite comprising of low flush WC, wash hand basin, fully tiled shower cubicle with electric shower, shaver point, extractor fan and radiator.

### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

### **Bedroom Two** 3.10m x 2.60m - 10'2" x 8'6"

UPVC double glazed window to the rear aspect, TV point, radiator and power points.

### **Bedroom Three** 2.66m x 1.90m - 8'9" x 6'3"

UPVC double glazed window to the front aspect, TV point, radiator and power points.

### **Family Bathroom**

UPVC double glazed window to the rear aspect, white three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath, extractor fan, radiator.

### **Garage** 5.30m x 2.80m - 17'5" x 9'2"

Brick built with up and over door, fuse box, power points and light, driveway with off street parking for up to two vehicles.

### **Rear Garden**

Side gated access, laid to lawn with flower borders, rear patio and seating area, outside tap.

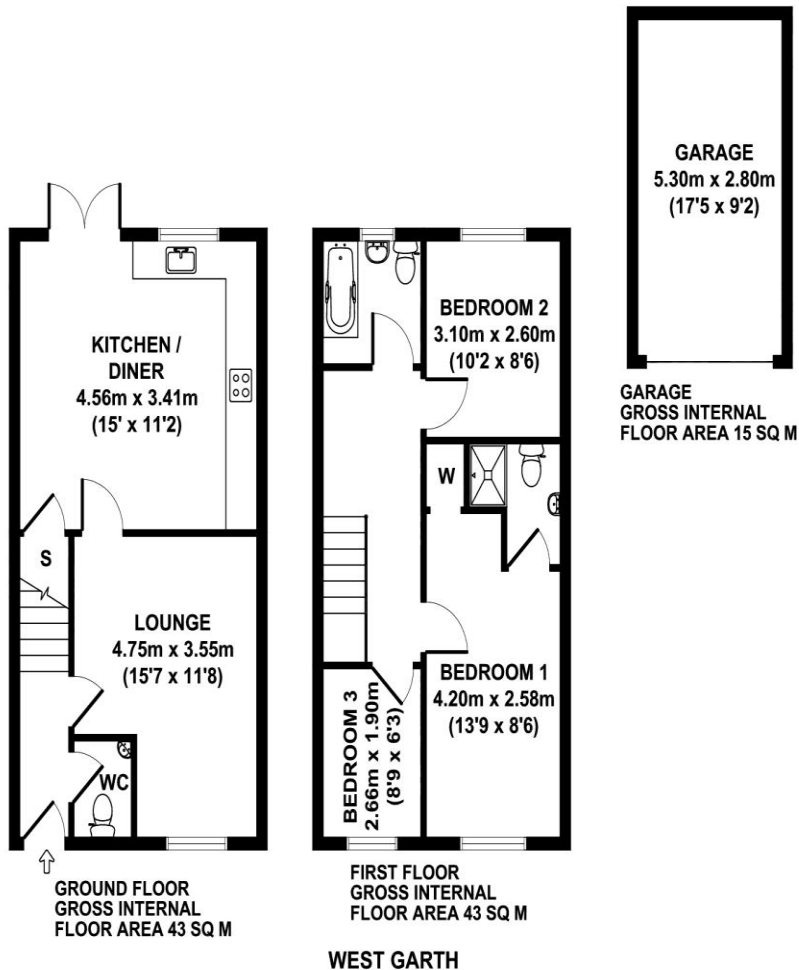
### **Front Garden**

Low maintenance front garden with path and gravelled area, driveway to the side with ample off street parking for two vehicles leading to the garage.

#### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

# FLOOR PLAN



**APPROX. GROSS INTERNAL FLOOR AREA 101 SQ M / 1087 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.