



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**£87,500**

31 WEST END VIEW, CAYTON, SCARBOROUGH, YO11 3SP

- Purpose Built Apartment
- First Floor
- One Bedroom
- Allocated Parking

LOCATED IN THE POPULAR VILLAGE OF CAYTON IS THIS ONE BEDROOM FIRST FLOOR APARTMENT, A PERFECT STARTER HOME, WITH ALLOCATED PARKING. A MODERN PURPOSE BUILT BUILDING WITH GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING.



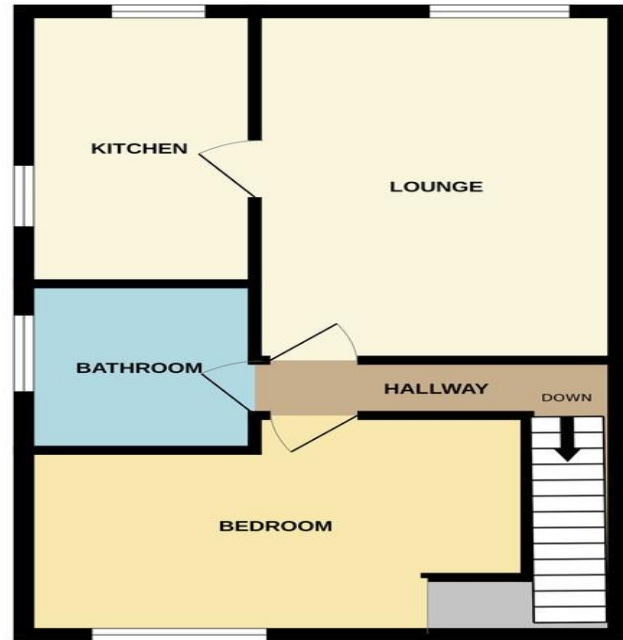
TIPPLE UNDERWOOD ESTATE AGENTS  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR  
31 sq.ft. (3.0 sq.m.) approx.

1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 465 sq.ft. (43.2 sq.m.) approx.  
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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**GROUND FLOOR**

ENTRANCE

**FIRST FLOOR**

HALLWAY

LOUNGE  
14' 5" x 10' 3" (4.39m x 3.12m)

KITCHEN  
12' 2" x 6' 2" (3.71m x 1.88m)

BEDROOM  
13' 6" x 7' 10" (4.11m x 2.39m)

BATHROOM  
7' 4" x 6' 2" (2.24m x 1.88m)

**OUTSIDE**

ALLOCATED PARKING



**Property Description**

The property when briefly described comprises, ground floor private entrance, stairs to the first floor, hallway, lounge, kitchen, bathroom and bedroom. At the rear of the property is an allocated parking space.

