



9 Greencroft Gardens, Cayton, Scarborough, YO11 3SE  
Offers In Excess Of £300,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- FOUR BEDROOM DETACHED HOME
- SPACIOUS LIVING ARRANGEMENTS
- EN-SUITE TO THE MASTER BEDROOM
- LOW-MAINTENANCE GARDENS
- OFF-STREET PARKING, CARPORT AND GARAGE
- FANTASTIC OPEN ASPECT VIEWS
- SET WITHIN THE SOUGHT AFTER VILLAGE OF CAYTON

CPH are delighted to be presenting to the marketing this IMPOSING, THREE/FOUR BEDROOM DETACHED HOME which is set within the sought after village of CAYTON with OPEN VIEWS to the rear. This property offers VERSATILE LIVING ARRANGEMENTS with TWO BEDROOMS and a BATHROOM to the GROUND FLOOR and therefore would be ideal for anyone searching for multi-generational living.

The property briefly comprises; entrance hallway with built-in storage and staircase to the first floor, an open plan living/dining area with double doors out to the rear gardens, a modern kitchen fitted with a range of units, utility room with base units, two double bedrooms (one of which is currently utilised as a sitting room) and a three-piece suite house bathroom. The first floor provides access to a landing, a master bedroom with fitted wardrobes and an en-suite shower room, and a further double bedroom with fitted wardrobes. Externally, to the front of the property lies block paved driveway with off-street parking for multiple vehicles and access to a car port which in turn provides access to the garage. To the rear of the property lies low maintenance block paved gardens which look on to open aspect scenery.

Situated within the popular village of Cayton the property provides access to an abundance of amenities including nearby shops, public house, popular junior school, secondary school, sports club and playing fields plus is also on a regular bus route into Scarborough.

Internal viewing cannot be recommended enough, to fully appreciate the space, setting, location and views on offer. If you wish to book a viewing, please contact our friendly and experienced sales team in the office at CPH on 01723 352235







## ACCOMMODATION:

### GROUND FLOOR

Entrance Hall  
12'5" max x 10'2" max

Dining Room  
17'0" x 11'9"

Living Room  
17'0" x 9'10"

Kitchen  
11'9" max x 9'6"

Pantry

Utility Room  
11'1" x 3'3"

Bedroom Three  
12'9" max x 12'1" max

Bedroom Four/Sitting Room  
11'9" x 9'6" max

Bathroom  
6'10" x 6'10"

### FIRST FLOOR

Landing

Master Bedroom  
15'1" max x 9'6" max

En-suite to the Master Bedroom  
12'5" x 4'11"

Bedroom Two  
12'9" max into wardrobes x 9'2"

### OTHER:

Carport  
17'4" x 7'10"

Garage  
18'0" x 7'10"

Details Prepared  
**PFTL/230524**



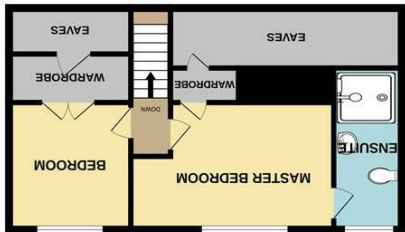
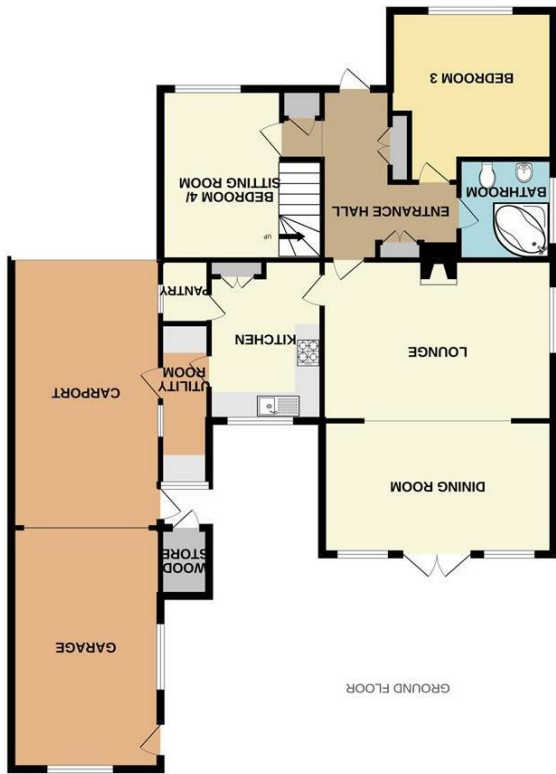
**Interested? Get in touch:**

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www.cphproperty.co.uk

**CPH**



NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



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 misstatement. This plan is for illustrative purposes only and should be taken 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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

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