



9 Grouse Grove, Eastfield, Scarborough YO11 3HU
Offers In The Region Of £330,000



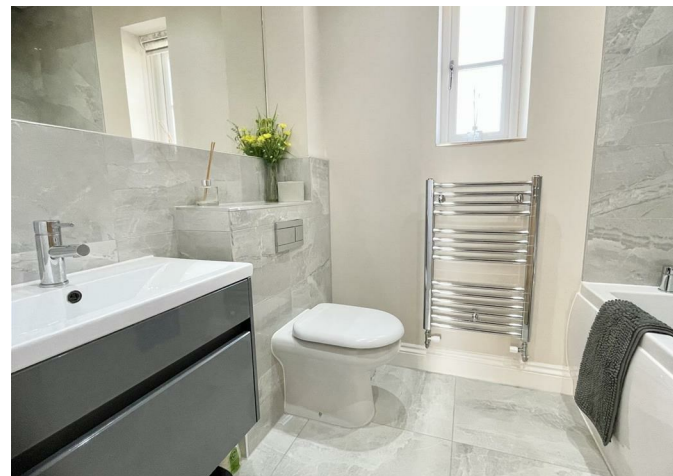
- DETACHED FAMILY HOME
- LARGE KITCHEN DINER, UTILITY ROOM AND DOWNSTAIRS W.C
- FOUR GENEROUS BEDROOMS WITH FITTED WARDROBES (MASTER WITH EN-SUITE)
- PROMINENT CORNER PLOT POSITION WITH ENCLOSED, LAWNED WRAP AROUND GARDEN
- DETACHED BRICK GARAGE
- IDEAL LOCATION WITHIN MIDDLE DEEPPDALE PERFECT FAMILY HOME

+++ CPH are pleased to offer to the market this modern property located in the Middle Deepdale development, nestled in the desirable area of Grouse Grove, Eastfield, Scarborough, this modern detached family home offers an exceptional living experience. Set on a prominent corner plot, the property boasts wrap-around gardens, providing ample outdoor space for relaxation and recreation. Also benefitting from a garage and Off street parking+++

Inside, the home features four generous bedrooms, ensuring plenty of room for family and guests. The master bedroom is particularly impressive, complete with an en-suite bathroom for added privacy and convenience. The thoughtful design of the property includes a utility room and a downstairs W.C., enhancing the functionality of the living space. The property is well presented and ready to move into.

This residence is perfect for families seeking a comfortable and stylish home in a friendly neighbourhood. With its modern amenities and spacious layout, it presents an excellent opportunity for those looking to settle in the charming coastal town of Scarborough. Don't miss the chance to make this delightful property your own.

Offered with Vacant possession and no onward chain, viewing is by appointment with ourselves. Call or visit www.cphproperty.co.uk





Entrance Hall
13'1" x 6'6"

Lounge
20'0" x 11'1"

Kitchen Diner
23'7" x 10'9" narrowing to 8'10"

Utility Room
7'6" x 4'11"

WC
5'10" x 2'11"

First floor Landing
14'1" x 5'10"

Master Bedroom
12'1" x 11'9"

Master bedroom Ensuite
7'6" x 3'11"

Bedroom two
9'10" x 8'10"

Bedroom Three
11'1" x 8'6"

Bedroom Four
7'6" x 6'10"

Bathroom
7'2" x 5'2"

Outside

The property benefits from generous wrap around gardens laid mainly to lawn with fenced boundaries.

A detached Garage provides secure parking or storage in addition to off street parking spaces.

Tenure

The property is Freehold

Council Tax and EPC

Council Tax band E

EPC - 82 B

Details prepared by/ Date

GV 10/03/25



Interested? Get in touch:

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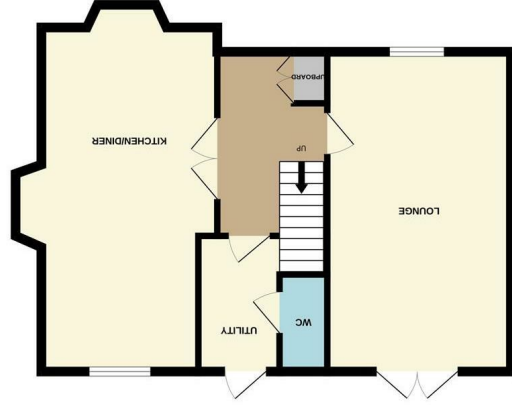
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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

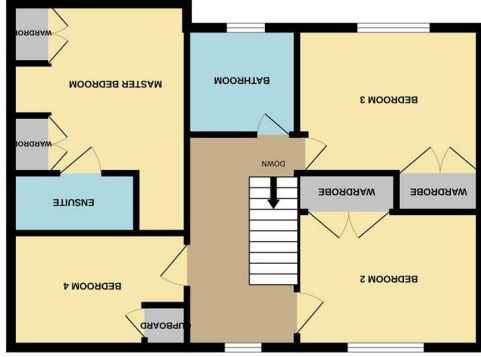


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given.
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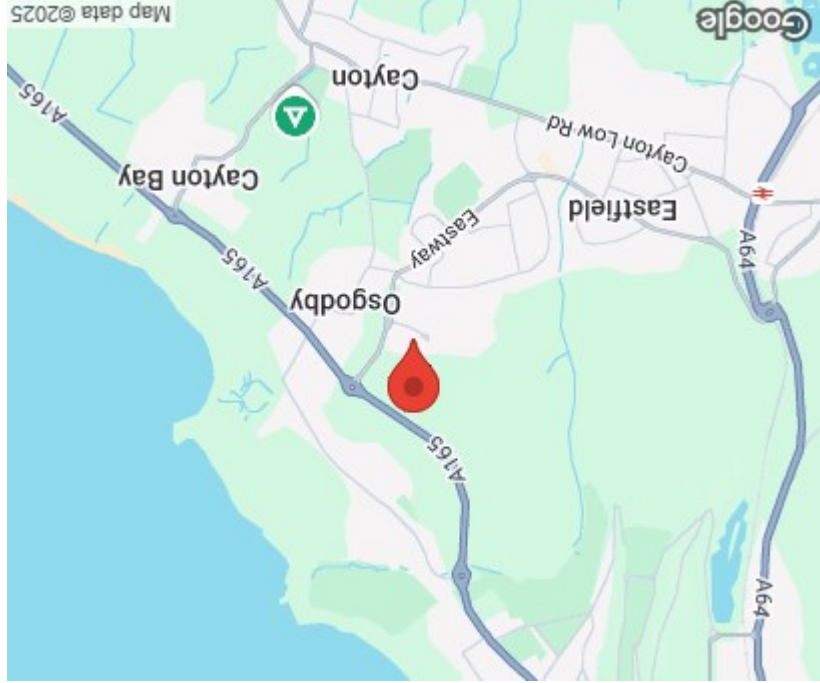
TOTAL FLOOR AREA: 1156 sq.ft. (107.4 sq.m.) approx.



GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



Energy Efficiency Rating		
	Potential	100
	Current	82
Very energy efficient - lower running costs		
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A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Potential	
	Current	
Very environmentally friendly - lower CO ₂ emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		