



## 9 Cromwell Gardens, Scarborough, YO11 2DS

**Guide Price £265,000**

- STUNNING DETACHED HOUSE
- BEAUTIFUL GARDEN AND TWO DECKED AREAS
- COUNCIL TAX BAND C
- CLOSE TO THE SOUTH BAY BEACH AND SEA
- THREE BEDROOMS
- UNIQUE POSITION
- CLOSE TO AMENITIES
- DRIVEWAY AND GARAGE
- UPVC DOUBLE GLAZED
- CLOSE TO PUBLIC TRANSPORT LINKS



## 9 Cromwell Gardens, Scarborough YO11 2DS

Situated on a secluded corner plot within a lovely residential area, this unique detached property offers the perfect opportunity for those looking to upsize or downsize. Ideally suited to both growing families and retired couples, the home combines privacy, practicality, and convenience. The property benefits from private gated parking and an attractive, well-maintained garden, providing a tranquil outdoor space for relaxation and entertaining.



Council Tax Band: C





This well-presented, brick-built three-bedroom property is ideally located in a central and highly accessible area of Scarborough. Its position offers access to a wide range of local amenities and attractions, including The Spa Conference Centre, Spa Lift (with direct access to South Bay and the beach), the Italian Gardens, clock tower, and a variety of shops, cafes, and popular eateries.

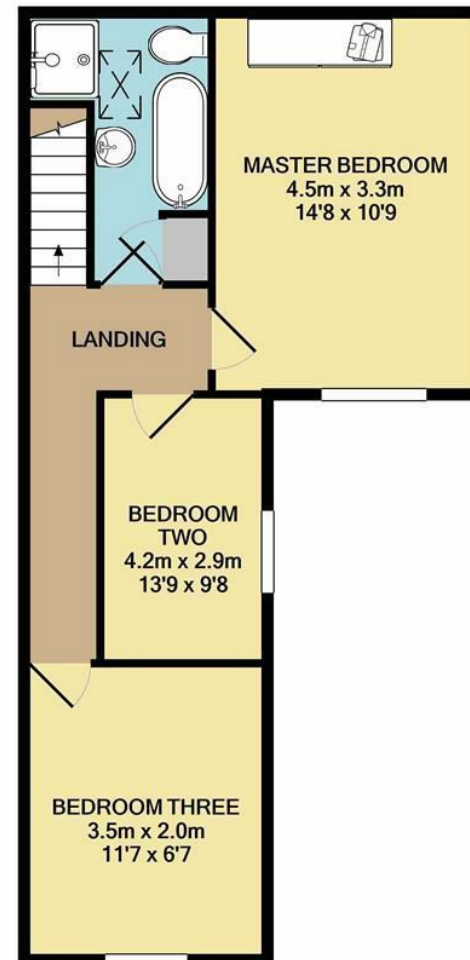
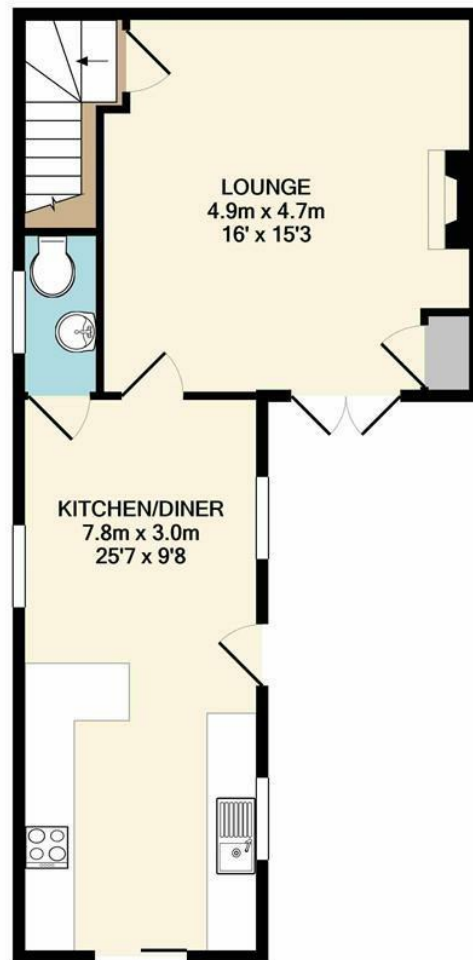
The property is of traditional brick construction, complemented externally with horizontal overlapping weatherboarding formed from a durable UPVC/fibre cement composite. The use of these low-maintenance materials ensures long-term resilience against weathering. The windows are modern UPVC double glazing throughout. The property also includes a detached garage with power and lighting, accessed via a gated, hard-standing driveway.

Internal accommodation is arranged over two floors. The ground floor opens into a generously proportioned open-plan kitchen/dining space. The kitchen features a modern fitted suite with integrated appliances, a breakfast bar, and sliding patio doors leading to a bricked terrace. There is also a ground floor utility that can be reinstated in to a WC if needed. The dining area, with carpeted flooring, leads into a spacious lounge benefiting from a feature gas fireplace, glazed French doors to the rear deck, and stairs to the first floor.

Upstairs, the property comprises two double bedrooms and a well-sized single bedroom. The first floor is served by a fully tiled, contemporary four-piece bathroom suite including bath, separate shower, WC, and wash basin.

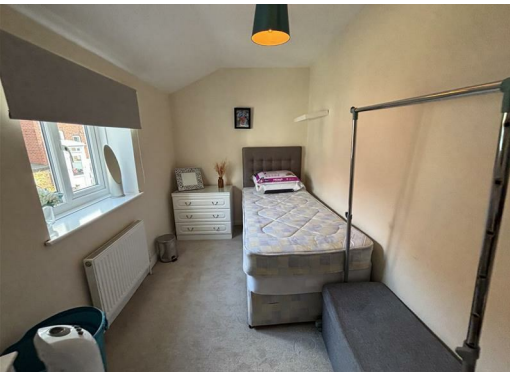
The external space is attractively landscaped, offering a timber decked area for outdoor seating. The rear garden includes a lawn with mature planted borders and pathway leading to the garage and secure driveway.



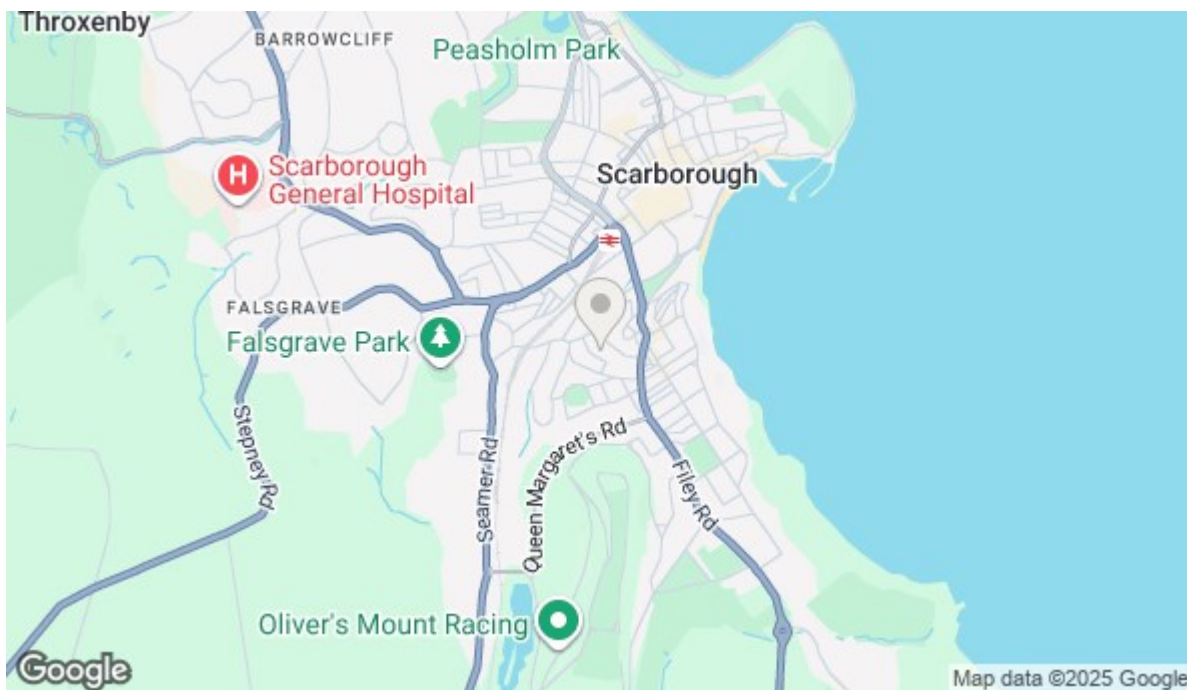


TOTAL APPROX. FLOOR AREA 92.7 SQ.M. (998 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Viewings

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an appointment today!

**01723 377707**



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