



**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

27 Spring Gardens, Cayton  
£175,000



- TWO BEDROOM SEMI-DETACHED BUNGALOW
- SUBSTANTIAL CORNER PLOT WITH WRAP AROUND GARDENS
- OFF-STREET PARKING & GARAGE
- TWO BEDROOMS & CONSERVATORY
- POPULAR CAYTON LOCATION

We are delighted to present this impressive two bedroom semi-detached bungalow, beautifully situated in the ever-popular village of Cayton.

This charming property occupies a substantial corner plot and offers a spacious, versatile layout ideal for a range of buyers. Upon entering, you are welcomed by a bright and inviting hallway that leads to two generously proportioned double bedrooms, each thoughtfully designed to provide ample space for relaxation and storage. The heart of the home is the airy lounge, perfect for unwinding or entertaining guests, the property also benefits from a rear conservatory, offering an abundance of natural light and a tranquil setting for every-day living. The well-appointed kitchen is fitted with modern units and provides plenty of workspace for culinary enthusiasts. Additional highlights include a contemporary family bathroom and excellent storage throughout the property.

Further convenience is provided by off-street parking and a garage, ensuring both security and practicality. Located within easy reach of local amenities, shops, and transport links, this bungalow combines comfort, style, and a sought-after setting.

Early viewing is highly recommended to fully appreciate the quality and potential this superb home has to offer. To arrange a viewing please contact our friendly team on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## ACCOMMODATION

### Living Room

16' 5" x 10' 6" (5.00m x 3.20m)

### Kitchen

7' 10" x 8' 10" (2.40m x 2.70m)

### Conservatory

9' 10" x 9' 2" (3.00m x 2.80m)

### Bedroom 1

11' 6" x 10' 6" (3.50m x 3.20m)

### Bedroom 2

8' 6" x 8' 10" (2.60m x 2.70m)

### Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

### Externally

To the front of the property lies a wrap around driveway leading to a single detached garage providing off-street parking for up to 5 vehicles. The property also benefits from a lawned and planted front garden, side gardens and low maintenance rear gardens.

### Details Prepared

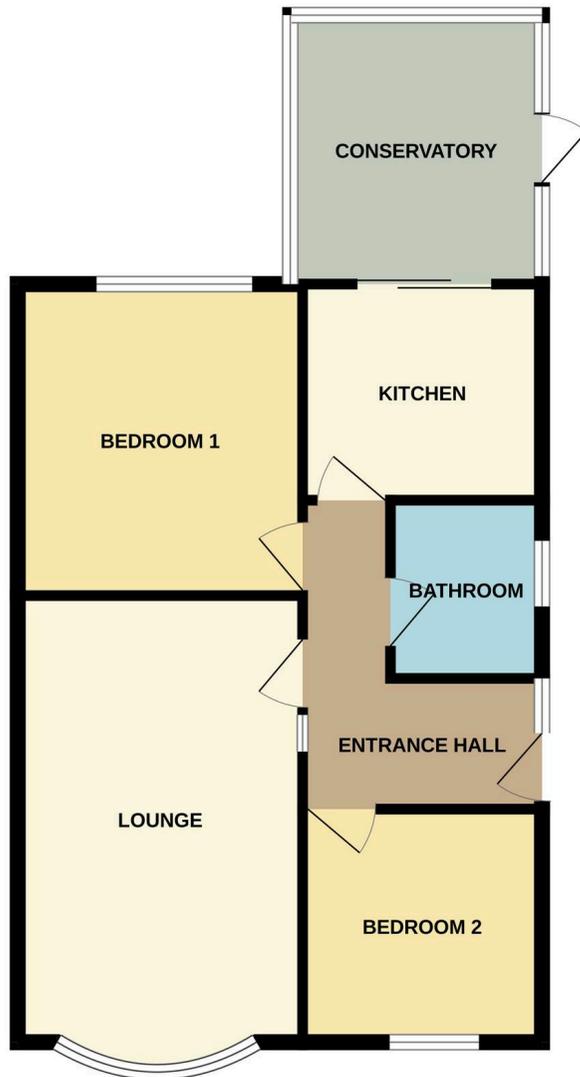
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### HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 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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*Interested?*

Contact our friendly team today  
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With you every step of the way



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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