

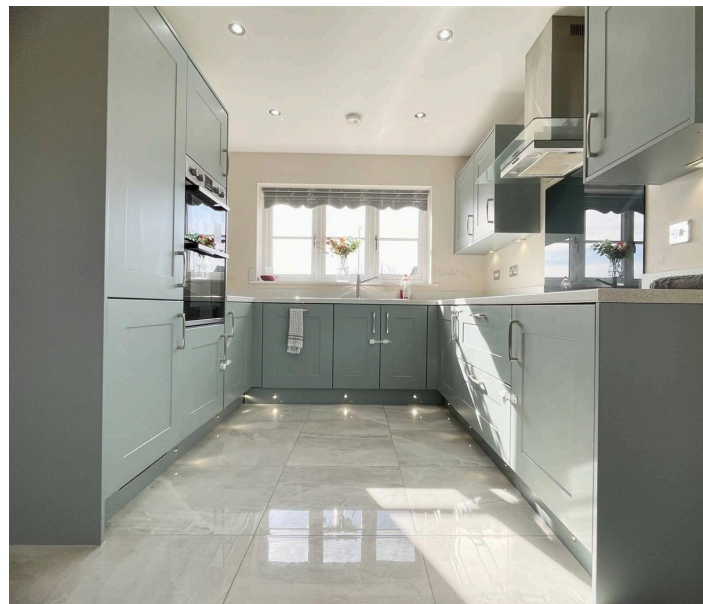


**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

**9 Grouse Grove, Eastfield**

Offers Over **£320,000**





## 9 Grouse Grove

Eastfield, Scarborough

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

+++ 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](http://www.cphproperty.co.uk)





#### Entrance Hall

Dimensions: 4.0 x 2.0 (13'1" x 6'6").

#### Lounge

Dimensions: 6.1 x 3.4 (20'0" x 11'1").

#### Kitchen Diner

Dimensions: 7.2 x 3.3 narrowing to 2.7 (23'7" x 10'9" narrowin.

#### Utility Room

Dimensions: 2.3 x 1.5 (7'6" x 4'11").

#### WC

Dimensions: 1.8 x 0.9 (5'10" x 2'11").

#### First floor Landing

Dimensions: 4.3 x 1.8 (14'1" x 5'10").

#### Master Bedroom

Dimensions: 3.7 x 3.6 (12'1" x 11'9").

#### Master bedroom Ensuite

Dimensions: 2.3 x 1.2 (7'6" x 3'11").

#### Bedroom two

Dimensions: 3.0 x 2.7 (9'10" x 8'10").

#### Bedroom Three

Dimensions: 3.4 x 2.6 (11'1" x 8'6").

#### Bedroom Four

Dimensions: 2.3 x 2.1 (7'6" x 6'10").

#### Bathroom

Dimensions: 2.2 x 1.6 (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

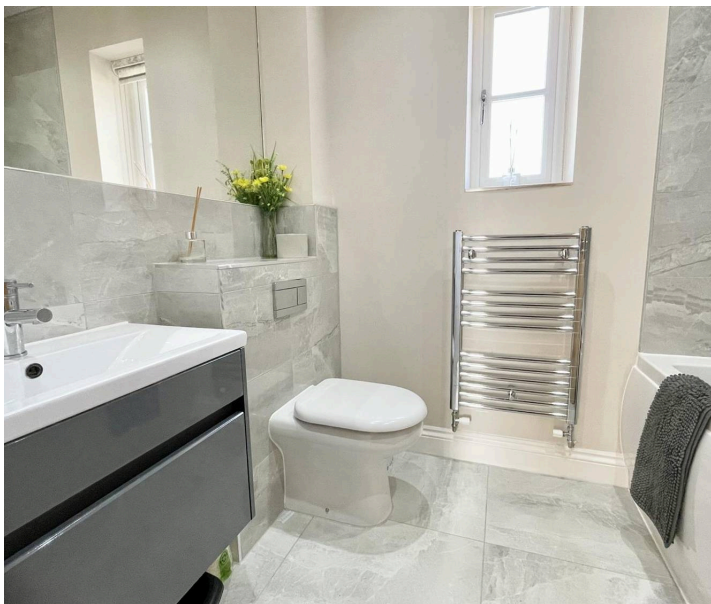
The property is Freehold

#### Council Tax and EPC

Council Tax band E EPC - 82 B

#### Details prepared by/ Date

GV 10/03/25





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



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



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 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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