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For over 30 years

11 Greencroft Gardens, Cayton

Guide Price £300,000



- FOUR BEDROOM DETACHED HOUSE
- AMPLE OFF-STREET PARKING & GARAGE
- PRIVATE REAR GARDENS WITH OPEN ASPECT VIEWS
- IMMACULATELY PRESENTED THROUGHOUT
- POPULAR CAYTON VILLAGE CUL DE SAC LOCATION

We are delighted to present this immaculately presented four bedroom detached house, ideally situated in a sought-after cul de sac within the popular village of Cayton.

This impressive home offers a spacious and thoughtfully designed layout, featuring a welcoming entrance hall that with under stair storage/appliance cupboard which leads to generous living areas filled with natural light and a sense of warmth. The modern kitchen is beautifully appointed with integrated dishwasher, perfectly suited for both family meals and entertaining guests. Four well-proportioned bedrooms provide ample accommodation with two bedrooms situated on the ground floor, including a luxurious principal suite, ensuring comfort and privacy for all family members. The property also benefits from ample off-street parking and a garage, providing practical convenience for busy households.

Located in a peaceful village setting, this home enjoys easy access to local amenities, reputable schools, and excellent transport links, making it ideal for families and professionals alike.

Early viewing is highly recommended to fully appreciate the quality and lifestyle this exceptional property has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

GROUND FLOOR

Living Room

20' 0" x 11' 10" (6.10m x 3.60m)

Kitchen

9' 10" x 12' 10" (3.00m x 3.90m)

Bedroom 2

10' 6" x 11' 10" (3.20m x 3.60m)

Bedroom 3

9' 10" x 12' 10" (3.00m x 3.90m)

FIRST FLOOR

Bedroom 1

15' 5" x 11' 6" (4.70m x 3.50m)

Bedroom 4

16' 1" x 6' 3" (4.90m x 1.90m)

Bathroom

9' 10" x 7' 10" (3.00m x 2.40m)

Externally

To the front of the property lies a low maintenance front garden laid mainly to lawn. Off-street parking is provided by a private driveway with space for up to four vehicles and a single garage. To the rear of the property lies a private south facing rear garden with multiple seating areas, summerhouse/bar and beautiful open plan field and countryside views.

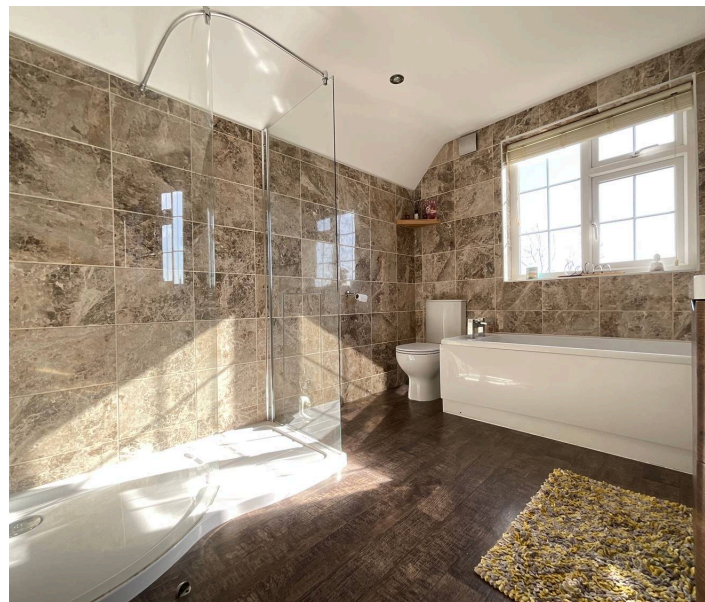
HMRC DISCLAIMER

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.

Details Prepared

AB

190326



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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