



25 Shield Way, Scarborough YO11 3WG
Offers In The Region Of £215,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- MODERN THREE BEDROOM SEMI-DETACHED HOME
- ENSUITE TO THE MASTER & GROUND FLOOR W/C
- GENEROUS LAWNED GARDENS
- OFF-STREET PARKING & STORAGE SHED
- WELL POSITIONED WITHIN THE POPULAR ORIENS FIELD DEVELOPMENT

A MODERN, NEWLY BUILT THREE BEDROOM SEMI-DETACHED HOME which occupies a great position within the popular ORIENS FIELD DEVELOPMENT available with NO ONWARD CHAIN. The property benefits from a DOWNSTAIRS WC, ENSUITE TO THE MASTER, OFF-STREET PARKING and ATTRACTIVE LAWNED GARDENS.

Constructed CIRCA 2021, the property provides generous, modern living accommodation with peace of mind for any prospective purchaser due to approximately 8 years NHBC warranty remaining. 'In our opinion' the property is offered to the market in an immaculate standard with double glazing throughout, gas central heating and comprises on the ground floor; entrance hall with stairs to the first floor and under stair storage, a downstairs WC, the lounge with double doors leading to the gardens and a modern kitchen/diner with a range of integrated appliances and wall and base units. To the first floor of the property lies a landing with built-in storage, two double bedrooms and a modern three-piece bathroom suite. To the second floor lies the master bedroom with ensuite shower room. Externally, the property benefits from generous lawned gardens front and rear, off-street parking for two vehicles and storage shed with power and alarm system.

Well located within the popular Oriens Field (Keepmoat) development, the property is well placed for a wealth of amenities including, local shops, supermarket, Doctors surgery, a range of schools, eateries and is located nearby to a regular bus route and the A64 to Scarborough.

Early internal viewing is highly recommended in order to fully appreciate the space, setting and finish on offer from this well-presented three bedroom family home. To arrange a viewing, please contact CPH Property Services today on 01723352235 or visit our website www.cphproperty.co.uk





ACCOMODATION

GROUND FLOOR

Entrance Hall
6'8" x 3'8" max

WC
3'2" x 4'7" max

Kitchen/Diner
13'3" x 11'5"

Living Room
11'8" x 14'7" max

FIRST FLOOR

Landing
12'5" x 6'3" max

Bedroom 2
8'8" x 14'8" max

Bedroom 3
9'5" x 8'0" max

Bathroom
6'7" x 8'0" max

Office/Hallway
5'8" x 6'3" max

SECOND FLOOR

Bedroom 1
19'0" x 14'8" max

En-Suite
5'4" x 7'6" max

Externally

To the front of the property lies a front garden laid mainly to lawn, a driveway for up to two vehicles and a wooden storage shed with power and alarm system fitted. To the rear of the property lies a private enclosed rear garden laid mainly to lawn with paved and raised seating areas.

Details Prepared
AB040324



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

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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

