



39 Harvest Way, Eastfield, Scarborough YO11 3ND
Offers In The Region Of £180,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- NICELY PRESENTED SEMI-DETACHED FAMILY HOME
- FAMILY KITCHEN DINER
- TWO DOUBLE BEDROOMS AND A THIRD SINGLE BEDROOM
- REAR LAWNED GARDEN
- OFF STREET PARKING FOR NUMEROUS VEHICLES

+++A MODERN STYLE, three bedroom semi-detached property with GARDENS to the FRONT & REAR. The property is PLEASANTLY SITUATED within an ever popular residential area at the Osgodby end of Eastfield with NO ONWARD CHAIN+++ 'In our opinion' the property is offered to the market in good condition, the home also benefits from gas heating and uPVC double glazing throughout. The accommodation briefly comprises of, to the ground floor, an entrance porch leading to a Generous Lounge with stairs to the first floor landing and door leading into the modern kitchen/diner with door to a handy rear porch which leads out to the rear garden, ideal for those with children and who enjoy entertaining. To the first floor are two double bedrooms, a further single bedroom and a house bathroom with three piece suite. Externally, to the front of the property is a driveway for numerous cars. To the rear is a enclosed rear lawn garden. Situated on Harvest Way within Eastfield offering access to a wealth of amenities including a post office, supermarkets, schools and regular bus routes to and from Scarborough town centre. A little further away is the Seamer Train Station, and Cayton bay for scenic walks. VIEWING is highly recommended to appreciate the setting and accommodation on offer. To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk.





ENTRANCE PORCH

LIVING ROOM 4.87m (16' 0") x 4.37m (14' 4")

KITCHEN 2.80m (9' 2") x 4.37m (14' 4")

REAR PORCH

LANDING 2.99m (9' 10") x 1.89m (6' 2")

BEDROOM ONE 3.67m (12' 0") x 2.43m (8' 0")

BEDROOM TWO 3.60m (11' 10") x 2.48m (8' 2")

BEDROOM THREE 2.49m (8' 2") x 1.89m (6' 2")

BATHROOM 1.67m (5' 6") x 1.87m (6' 2")

GARDEN 10.90m (35' 9") x 7.26m (23' 10")

Generous garden with patio area, a large storage shed and side access gate.

COUNCIL TAX AND EPC

**Online enquiries suggest the property lies in Band B
EPC Rating - C**

TENURE

The property is believed to be freehold. All matters of tenure are subject to verification and clarification by the solicitors in a contract of sale.

DETAILS PREPARED BY/ DATE

GV 22/04/24



Interested? Get in touch:

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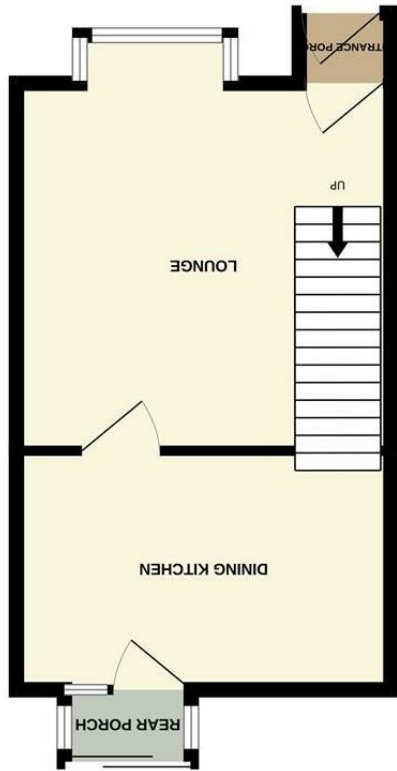
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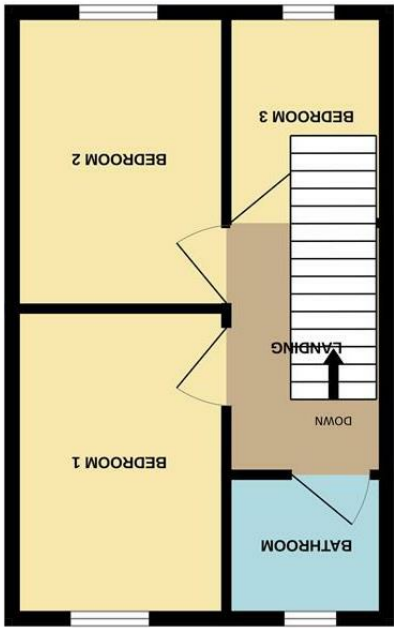
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



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.



GROUND FLOOR



1ST FLOOR

