



7 Combine Way, Eastfield, Scarborough, YO11 3FS

Asking Price £185,000

- SEMI DETACHED FAMILY HOME
- WELL PRESENTED LIVING SPACE
- OFF STREET PARKING
- 3 YEAR NHBC WARRANTY REMAINING
- THREE GOOD SIZED BEDROOMS
- DOWNSTAIRS W/C
- ENCLOSED LAWNED GARDEN WITH DECKED AREA
- MODERN KITCHEN/DINING AREA
- EN-SUITE SHOWER ROOM
- DESIRABLE AREA ON THE SOUTH SIDE

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Andrew Cowen Estate Agent proudly present to the market this WELL PRESENTED, THREE BEDROOM SEMI-DETACHED family home situated to the SOUTH SIDE of SCARBOROUGH, close to a WEALTH OF AMENITIES and LOCAL TRANSPORT LINKS. The property BOASTS a LARGE, ENCLOSED GARDEN TO THE REAR, OFF STREET PARKING and a DOWNSTAIRS W/C.



Council Tax Band: B



This property comprises in brief; entrance hallway providing access into the modern, open plan kitchen/dining area complete with a range of base and wall units, ample worktop space and integrated appliances. There are double patio doors which provide entry out into the rear garden from the dining area. There is a tastefully decorated living space, as well as a separate downstairs W/C. To the first floor, there are three, good sized bedrooms with the master bedroom offering an en-suite shower room with double walk in shower cubicle. Externally, the property boasts an enclosed, lawned garden to the rear with a decked area, ideal for outdoor dining and entertaining, plus an allocated parking space providing off-street parking.

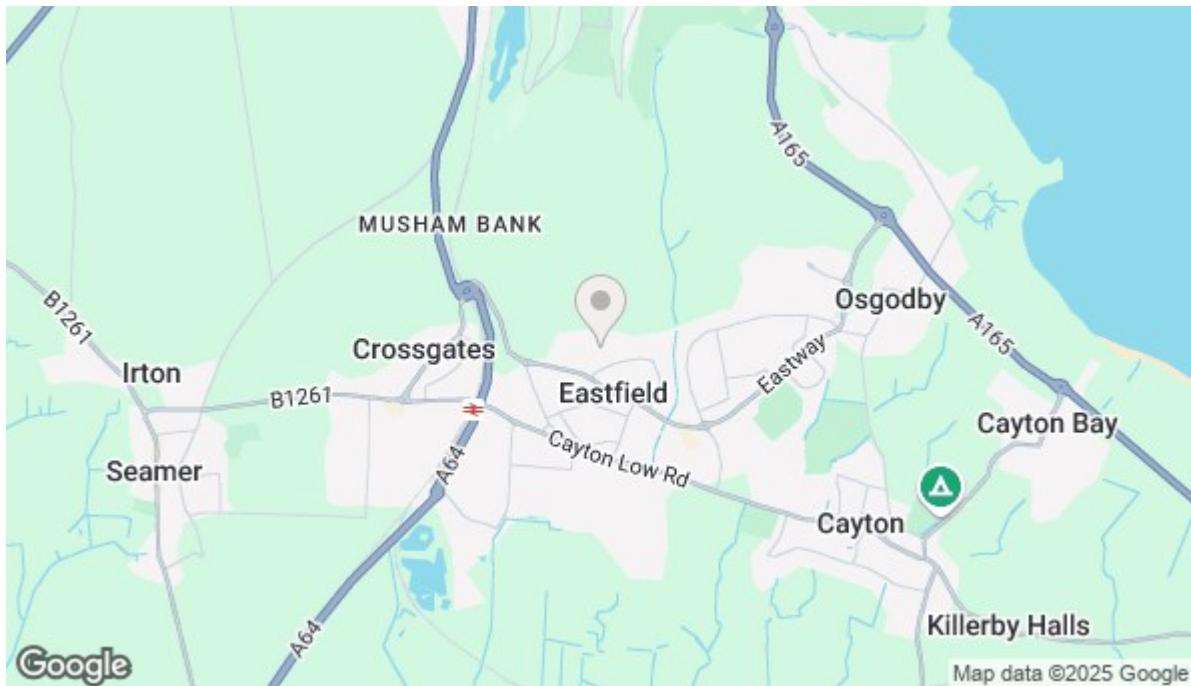
Situated towards the South of Scarborough, this property is well placed for a wealth of local amenities including local shops, supermarket, Eastfield's medical centre, junior school, George Pindar secondary school and a regular bus service to Scarborough town centre.

Viewing is essential to appreciate the space, position and feel that this fantastic family home has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

Call the office to make
an appointment today!

01723 377707



View our website here!

Looking to Sell?

Book a no obligation valuation today!

01723 377707