



12 Pindar Road, Eastfield, Scarborough, YO11 3LU  
Offers Over £170,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- TWO BEDROOM SEMI-DETACHED BUNGALOW
- MODERN KITCHEN AND BATHROOM
- GOOD DECORATIVE ORDER
- OFF-STREET PARKING
- WELL MAINTAINED GARDENS
- POPULAR RESIDENTIAL LOCATION

Occupying a secluded CUL-DE-SAC position within EASTFIELD is this TWO BEDROOM SEMI-DETACHED BUNGALOW which is offered to the market in GOOD DECORATIVE ORDER with LANDSCAPED GARDENS and OFF-STREET PARKING.

'In our opinion' the property is offered to the market in good decorative order with the additional benefit of a newly fitted boiler (installed in 2023) and UPVC double glazing. The internal accommodation comprises in brief; entrance porch, hallway with built-in storage, spacious lounge, kitchen fitted with a range of units, a double bedroom, a further bedroom and a shower room. Externally, to the front of the property lies a garden and a driveway providing off-street parking. To the rear of the property lies a landscaped garden complete with hedged/fenced boundaries.



Located within a popular location at the top Osgodby end of Eastfield, the house also affords excellent access to an abundance of amenities including local shops, supermarket, both junior and secondary schools, playing fields as well as being near a regular bus route into Scarborough.

Internal viewing cannot be recommended highly enough to fully appreciate the space, setting and finish on offer from this well presented home. To arrange a viewing, please contact our friendly and experienced sales team today on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



ACCOMMODATION:

GROUND FLOOR

Porch  
7'2" x 3'3"

Hallway

Lounge  
16'8" x 10'9"

Kitchen  
8'10" x 8'10"

Bedroom 1  
12'1" x 10'9"

Bedroom 2  
9'6" max x 8'10" max

Shower Room  
6'2" x 5'2"

Details Prepared  
TLABPF/280824



Interested? Get in touch:

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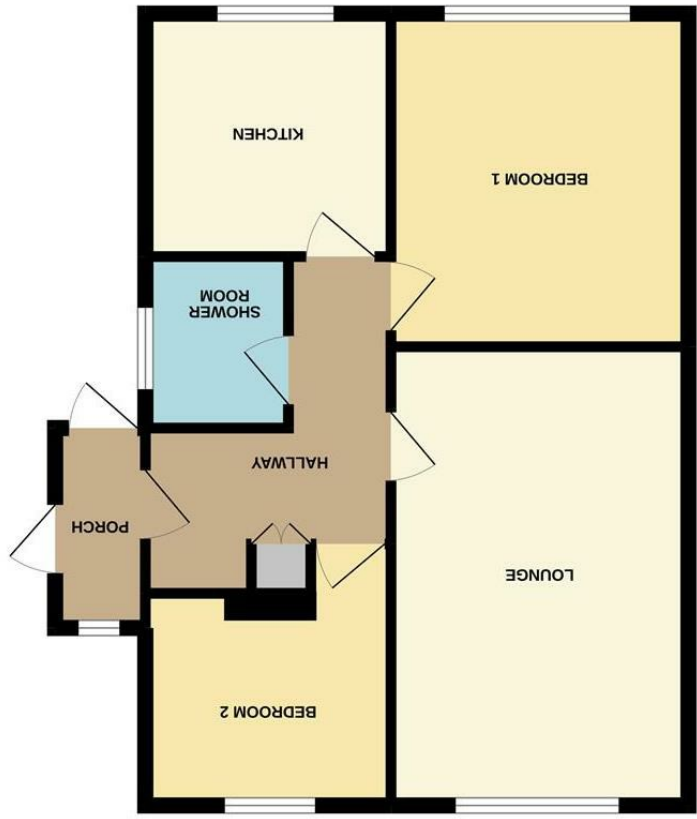
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



What every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or misstatements. This plan is illustrative purposes only and should not be used as such for 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. Made with Metronix C3D22

TOTAL FLOOR AREA: 593 sq.ft. (55.1 sq.m.) approx.



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