



5 Ouzel Grove, Eastfield, Scarborough YO11 3HX
Offers In The Region Of £250,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IMMACULATELY PRESENTED DETACHED HOUSE
- OFF-STREET PARKING & GARAGE
- OPEN PLAN LIVING/DINING/KITCHEN
- THREE BEDROOMS WITH BUILT IN WARDROBES
- EN-SUITE TO MASTER BEDROOM

A STUNNING, IMMACULATELY PRESENTED, THREE BEDROOM DETACHED FAMILY HOME, constructed in 2018 on Scarborough's popular MIDDLE DEEPPDALE DEVELOPMENT and is still under NHBC WARRANTY with approximately 4 YEARS REMAINING. The property benefits from OPEN PLAN LIVING to the GROUND FLOOR, an EN-SUITE to the MASTER, DOWNSTAIRS WC, GARAGE, AMPLE OFF-STREET PARKING and LAWNED GARDENS.

Constructed in 2018, the property provides generous, modern living accommodation with peace of mind for any prospective purchaser due to approximately 4 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, underfloor heating to the ground floor. The property provides generous open plan living to the ground floor and comprises; entrance hall with stairs to the first floor and built-in storage, a downstairs WC, a lounge/diner with double doors to the rear garden and an opening to a modern kitchen with a range of integrated appliances (dishwasher, fridge/freezer, oven, hob, extractor). To the first floor lies a landing, a master bedroom with fitted wardrobes and an en-suite shower room, two further bedrooms and a modern house bathroom.

External to the property lies a driveway providing off-street parking for multiple vehicles, a garage and a lawned garden with a paved and decked seating areas.

The EPC for this property is Band B (82/112).

Well located within the popular Middle Deepdale 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 modern three bedroom family home.

To arrange a viewing, please contact CPH Property Services today on 01723352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Living Room/Dining Room/Kitchen
22'11" x 22'3" max

W/C
5'6" x 4'3" max

FIRST FLOOR

Landing

Bedroom 1
13'1" x 13'1" max

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

Bedroom 2
10'5" x 13'9" max

Bedroom 3
10'2" x 7'2" max

Bathroom
8'10" x 5'6" max

Externally

To the front of the property lies a low maintenance front garden, a driveway which provides off-street parking for up to three vehicles and a single detached garage with power. To the rear of the property lies a spacious rear garden mainly laid to lawn with a decked seating area and further paved seating area.

Details Prepared
AB031024



Interested? Get in touch:

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

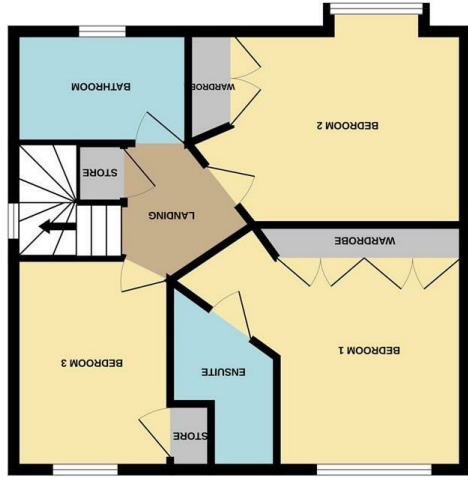
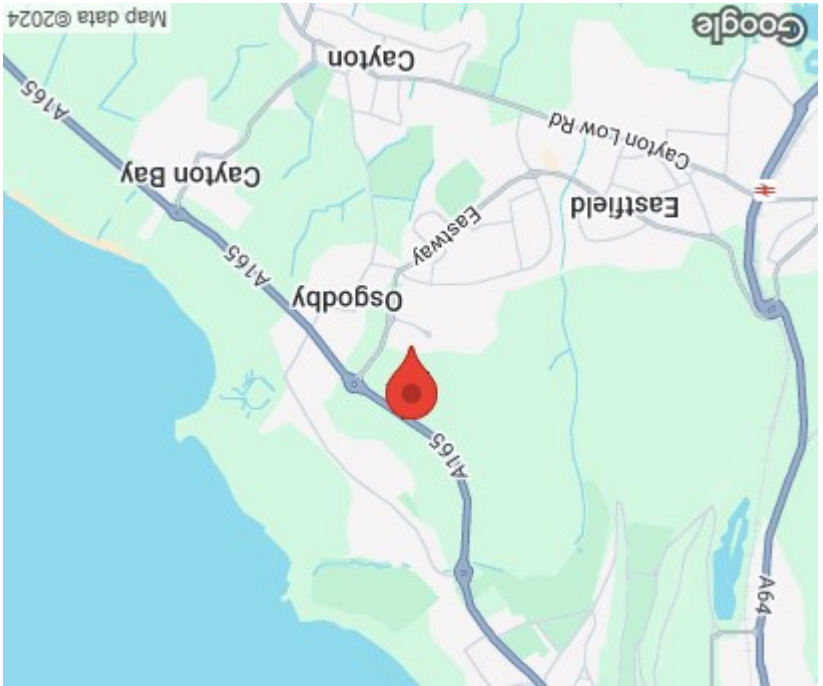
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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

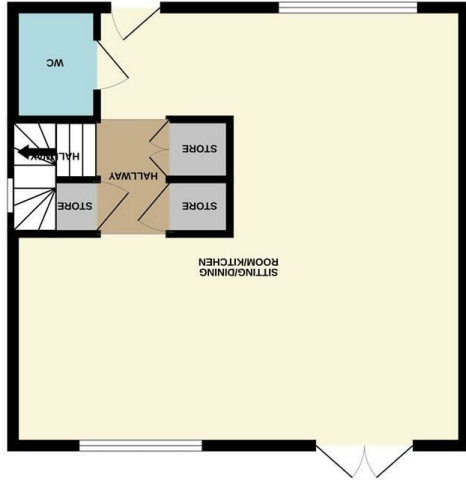


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	82
Potential	100

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not environmentally friendly - higher CO ₂ emissions	
Current	
Potential	



1ST FLOOR (48.1 sq.m.) approx.



GROUND FLOOR (47.6 sq.m.) approx.

TOTAL FLOOR AREA : 1030 sq. ft. (95.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error 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 efficacy can be given.
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