



43 Shield Way, Scarborough, YO11 3WG
Price Guide £230,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FOUR BEDROOM SEMI-DETACHED HOME
- SPACIOUS LIVING - SET OVER THREE FLOORS
- EN-SUITE TO THE MASTER BEDROOM & DOWNSTAIRS WC
- MODERN KITCHEN/DINER
- OFF-STREET PARKING & LAWNED GARDENS
- SET ON THE POPULAR 'ORIENS FIELD' DEVELOPMENT

A MODERN, NEWLY BUILT (CIRCA 2024) FOUR BEDROOM SEMI-DETACHED HOME which occupies a great position within the popular ORIENS FIELD DEVELOPMENT. The property benefits from a DOWNSTAIRS WC, ENSUITE TO THE MASTER, OFF-STREET PARKING and ATTRACTIVE LAWNED GARDENS.

Constructed CIRCA 2024, the property provides generous, modern living accommodation with peace of mind for any prospective purchaser due to approximately 9 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, 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 bedrooms and a modern three-piece bathroom suite. To the second floor lies the master bedroom with en-suite shower room and a second double bedroom. Externally, the property benefits from generous lawned gardens front and off-street parking.



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 four 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 Hallway

6'6" max x 3'7" max

Downstairs WC

4'7" max x 3'3" max

Kitchen

13'5" max x 11'5" max

Lounge

14'9" x 11'9"

FIRST FLOOR

Landing

18'8" max x 6'10" max

Bedroom Three

14'9" max x 8'10" max

Bedroom Four

9'6" x 8'2"

Bathroom

8'2" max x 6'6"

SECOND FLOOR

Landing

6'2" x 5'2"

Master Bedroom

14'9" x 9'2"

En-suite to the Master Bedroom

8'2" max x 5'6" max

Bedroom Two

14'9" max x 10'2" max

Details Prepared

TLPF/180325

Interested? Get in touch:

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www.cphproperty.co.uk

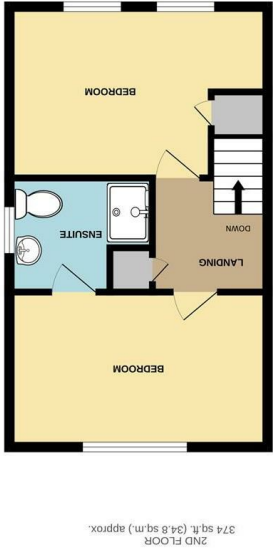
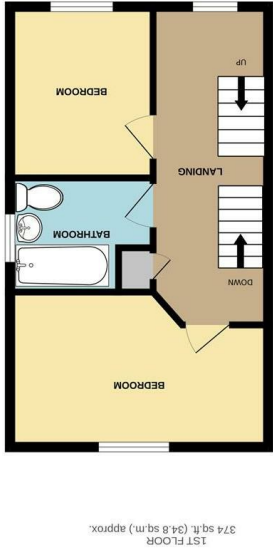
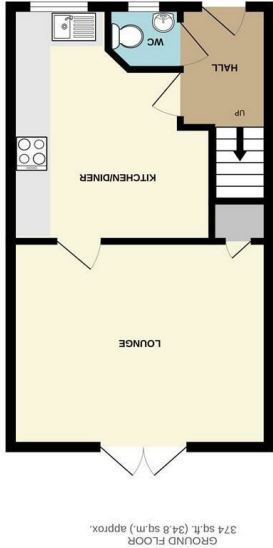
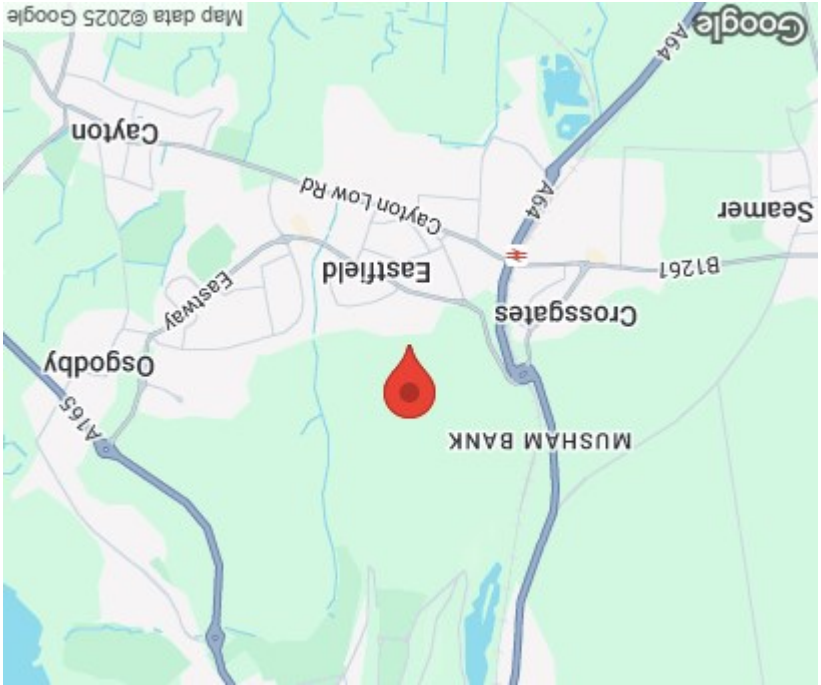
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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		
EU Directive 2002/91/EC		
Potential	Current	84

England & Wales		
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Very environmentally friendly - lower CO ₂ emissions		
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Not environmentally friendly - higher CO ₂ emissions		
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Potential	Current	



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.
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