



34 Maximus Way, Eastfield, Scarborough YO11 3XL  
Offers In The Region Of £250,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- Immaculately presented Semi detached family home set over Three floors
- Recently constructed so benefitting from NHBC warranty and has been much upgraded by the current vendors
- Generous Kitchen diner and Lounge overlooking the garden
- Three bedrooms with a master suite occupying the whole third floor with private ensuite
- Downstairs WC and first floor family bathroom
- Set on an enviable plot with sunny garden and Off Street Parking
- Viewing is a must to appreciate the property on offer

Nestled in the desirable area of Maximus Way, Eastfield, Scarborough, this immaculately presented semi-detached family home offers a perfect blend of modern living and comfort. Recently constructed, the property benefits from an NHBC warranty and has been thoughtfully upgraded by the current vendors, ensuring a high standard of finish throughout.

Spanning three floors, the home features a generous kitchen diner that is ideal for family gatherings and entertaining guests. The lounge, which overlooks the sunny garden, provides a welcoming space to relax and unwind. The property boasts three well-proportioned bedrooms, with the master suite occupying the entire third floor, complete with a private ensuite for added convenience and privacy.



In addition to the ensuite, the home includes a downstairs WC and a family bathroom on the first floor, catering to the needs of a growing family. Set on an enviable plot, the property benefits from a delightful garden that basks in sunlight, perfect for outdoor activities and enjoying the warmer months.

Off-street parking is also available, adding to the practicality of this wonderful family home. This property is not just a house; it is a place where cherished memories can be made. With its modern features and prime location, it is an opportunity not to be missed.

Call our friendly team today on 01723 352235.



## GROUND FLOOR

Entrance Hall

WC  
4'10 x 3'4

Dining Kitchen  
13'5 x 11'9

Lounge  
14'11 x 11'9

## FIRST FLOOR

First Floor Landing

Bedroom Two  
14'11 x 8'10

Bedroom Three  
9'6 x 8'3

Bathroom  
8'3 x 6'8

Lobby/ Study  
6'4 x 5'10

## THIRD FLOOR

Bedroom One  
18'10 x 14'11

Ensuite  
7'11 x 5'5

## Outside

Front garden laid to lawn. The property benefits from Private parking to the side of the property.

To the rear of the property is a generous sunny garden laid mainly to lawn with fenced boundaries and pleasant open views.

Council tax and EPC

**Council tax - D**

**EPC - 84 B**

Details prepared by/ Date

GV 14/05/25



Interested? Get in touch:

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www.cphproperty.co.uk

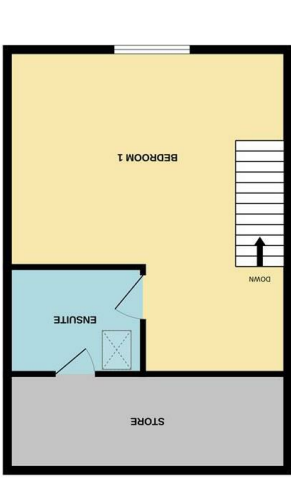
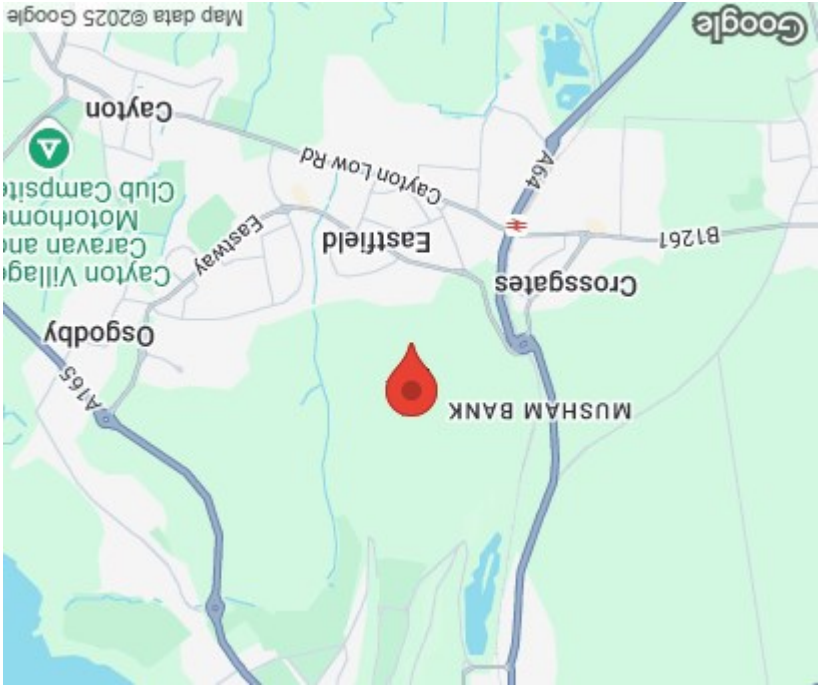
**CPH**

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

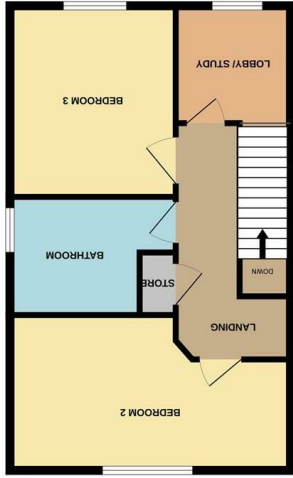


| England & Wales         |                                             |                                             |
|-------------------------|---------------------------------------------|---------------------------------------------|
| EU Directive 2002/91/EC |                                             |                                             |
|                         | Very energy efficient - lower running costs | Not energy efficient - higher running costs |
|                         | (92 plus) A                                 | (1-20) G                                    |
|                         | (81-91) B                                   | (21-38) F                                   |
|                         | (69-80) C                                   | (39-54) E                                   |
|                         | (55-68) D                                   | (55-68) D                                   |
|                         | (39-54) E                                   | (55-68) D                                   |
|                         | (21-38) F                                   | (55-68) D                                   |
|                         | (1-20) G                                    | (55-68) D                                   |
| Current                 |                                             | Potential                                   |
| 84                      |                                             | 95                                          |

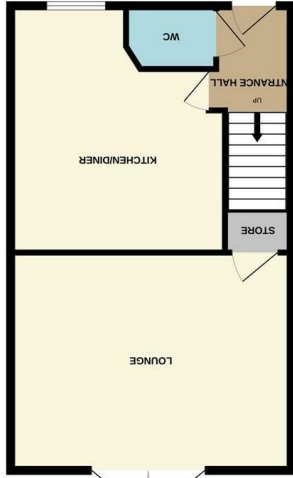
| England & Wales         |                                                                 |                                                                 |
|-------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|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



2ND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, alcoves and any other items are approximate and no responsibility is taken for any 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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