



7 Fieldside, Scarborough YO12 6BD
Offers In The Region Of £179,995



- Well presented Extended Three bedroom Family home
- Generous Lounge and Kitchen with separate dining/ Breakfast room
- Low maintenance front garden with parking for numerous vehicles
- Rear enclosed garden laid mainly to lawn
- Located in an enviable location
- Viewing is highly recommended

Nestled in the popular area of Fieldside, Scarborough, this well-presented extended three-bedroom family home offers a perfect blend of comfort and convenience. The property boasts a generous lounge that provides ample space for relaxation and family gatherings. The kitchen is equally spacious, complemented by a separate dining or breakfast room, making it an ideal setting for both casual meals and entertaining guests.

The exterior of the home features a low-maintenance front garden, which not only enhances the property's curb appeal but also provides parking for numerous vehicles, a rare find in many residential areas. At the rear, you will discover an enclosed garden, predominantly laid to lawn, offering a safe and inviting space for children to play or for hosting summer barbecues.



Situated in an enviable location, this property is well-connected to local amenities, schools, and parks, making it a fantastic choice for families seeking a vibrant community. With its thoughtful layout and appealing features, bathroom and shower room, this home is sure to attract those looking for a comfortable and stylish living environment in Scarborough. Don't miss the opportunity to make this delightful property your own. Offered with gas central heating and Double glazing and modern scheme of decoration, 'in our opinion' the property is ready to move into and enjoy.

Viewing is by appointment with CPH, call our friendly team today on 01723 352235.



GROUND FLOOR

Entrance porch

Entrance Hall

Lounge

14'5 x 12'11

Kitchen

14'5 x 9'9

Dining/ Breakfast room

13'2 x 6'6

Store cupboard

Ground floor Bathroom

FIRST FLOOR

Bedroom One

14'7 x 9'7

Bedroom Two

12'7 x 11'2

Bedroom Three

6'6 x 8'7

Shower room

Outside

Generous front parking area.

Rear enclosed Garden laid mainly to lawn with fenced boundaries and decked area currently covered with artificial lawn.

Tenure

FREEHOLD

Council tax and epc

Council tax band - B

EPC - Tbc

Details prepared by/ Date

GV 21/05/25



Interested? Get in touch:

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CPH

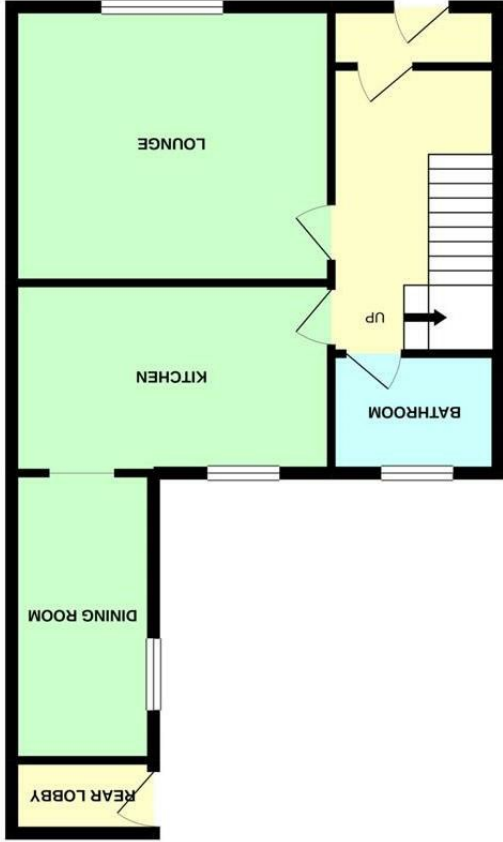
CPH Property Services
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon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

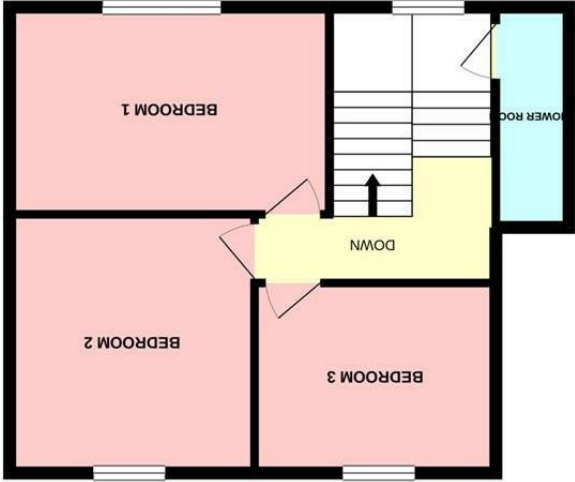


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.

