



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

9 Combine Way, Eastfield
Offers in Region of **£175,000**



9 Combine Way

Eastfield, Scarborough

- 4 years of NHBC Guarantee in place
- Three bedrooms and family Bathroom
- Modern Semi detached House Constructed in 2019
- Popular location, must be viewed
- Off street parking to the side
- Generous Kitchen Diner and Lounge overlooking the garden
- Set on a generous plot with rear lawned garden

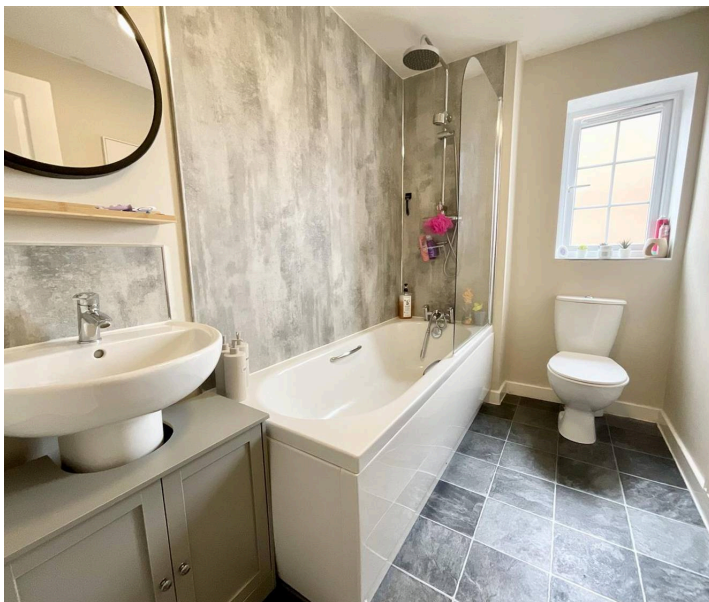
Nestled in the popular area of Eastfield, North Yorkshire, this modern semi-detached house at 9 Combine Way offers a delightful blend of contemporary living and comfort. Constructed in 2019, the property boasts a spacious layout that is perfect for families or those seeking extra room to breathe.

As you enter, you are welcomed by a generous kitchen diner that provides an ideal space for both cooking and entertaining. The lounge, which overlooks the rear garden, creates a warm and inviting atmosphere, perfect for relaxing after a long day. The property features three well-proportioned bedrooms, ensuring ample space for family members or guests, along with a family bathroom that caters to all your needs.

Set on a generous plot, the house is complemented by a lovely lawned garden at the rear, offering a tranquil outdoor space for children to play or for hosting summer gatherings. Additionally, off-street parking to the side of the property adds convenience for residents and visitors alike.

Located in a popular area, this home is not only appealing for its modern features but also for its proximity to local amenities and transport links. With four years remaining on the NHBC Guarantee, you can purchase with confidence, knowing that the property is built to high standards.

This property is a must-view for anyone seeking a modern family home in a desirable location. Don't miss the opportunity to make this lovely house your new home.





Entrance Hall

WC

Dimensions: 1.4 x 1.0 (4'7" x 3'3").

Kitchen Diner

Dimensions: 4.1 x 3.5 (13'5" x 11'5").

Lounge

Dimensions: 4.5 x 3.5 (14'9" x 11'5").

First floor landing

Dimensions: 2.6 x 1.8 (8'6" x 5'10").

Bedroom One

Dimensions: 4.6 x 2.9 (15'1" x 9'6").

Bedroom Two

Dimensions: 3.6 x 2.6 (11'9" x 8'6").

Bedroom Three

Dimensions: 2.1 x 1.8 (6'10" x 5'10").

Bathroom

Dimensions: 2.6 x 1.6 (8'6" x 5'2").

Outside

The property benefits from a generous lawned garden to the rear with a raised timber decked entertaining area and fenced boundaries.

Parking

Off street parking to the side of the property

Council tax and EPC

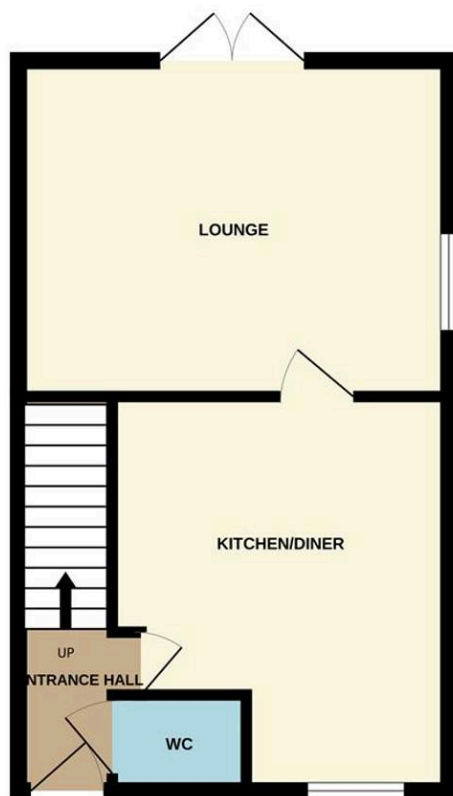
Council tax band - B EPC - B

Details prepared by/ Date

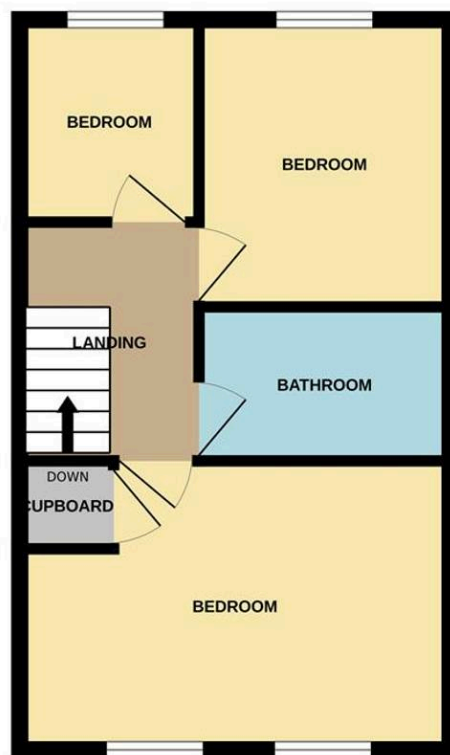
GV 21/08/25



GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 sq.m.) approx.

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.
Made with Metropix ©2025

Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



Sales, Lettings & Commercial
ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY



rightmove Zoopla.co.uk PrimeLocation.com

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