



3 Ramsdale Walk, Eastfield, Scarborough YO11 3FJ
Offers In The Region Of £220,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- OPEN PLAN LIVING TO THE GROUND FLOOR
- DOWNSTAIRS WC AND EN-SUITE TO THE MASTER
- DRIVEWAY, GARAGE, CAR-PORT & LAWNED GARDENS
- WITHIN THE POPULAR MIDDLE DEEPALE DEVELOPMENT

A STUNNING, IMMACULATELY PRESENTED, THREE BEDROOM SEMI-DETACHED FAMILY HOME, constructed in 2015 on Scarborough's popular MIDDLE DEEPALE DEVELOPMENT. The property benefits from OPEN PLAN LIVING to the GROUND FLOOR, an EN-SUITE to the MASTER, DOWNSTAIRS W/C, DRIVEWAY, GARAGE, CAR-PORT and LAWNED GARDENS.

'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 W/C, 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) and under floor heating. 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. Externally, the front of the property benefits from gardens laid mainly to lawn and driveway providing off-street parking and garage to the side. The rear of the property offers a well presented lawned garden with a block paved seating area.

The EPC for this property is Band B (82/114).

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





ACCOMODATION

GROUND FLOOR

Lounge
10'2" x 12'1" max

Dining Area
11'5" x 10'5" max

Kitchen
8'6" x 10'5" max

WC/Utility
5'6" x 4'3" max

FIRST FLOOR

Bedroom 1
12'1" x 8'10" max

Bedroom 2
8'6" x 11'5" max

Bedroom 3
10'5" x 7'2" max

En-suite
4'11" x 8'6" max

Bathroom
5'6" x 8'6" max

EXTERNAL

To the front of the property lies a private gated front garden/entrance. To the rear of the property lies a south facing garden laid mainly to lawn with gated access to the garage and carport belonging to the property.

Details Prepared
AB050224



Interested? Get in touch:

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www.cphproperty.co.uk

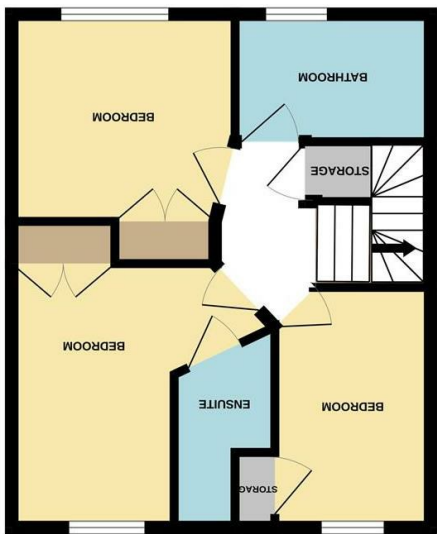
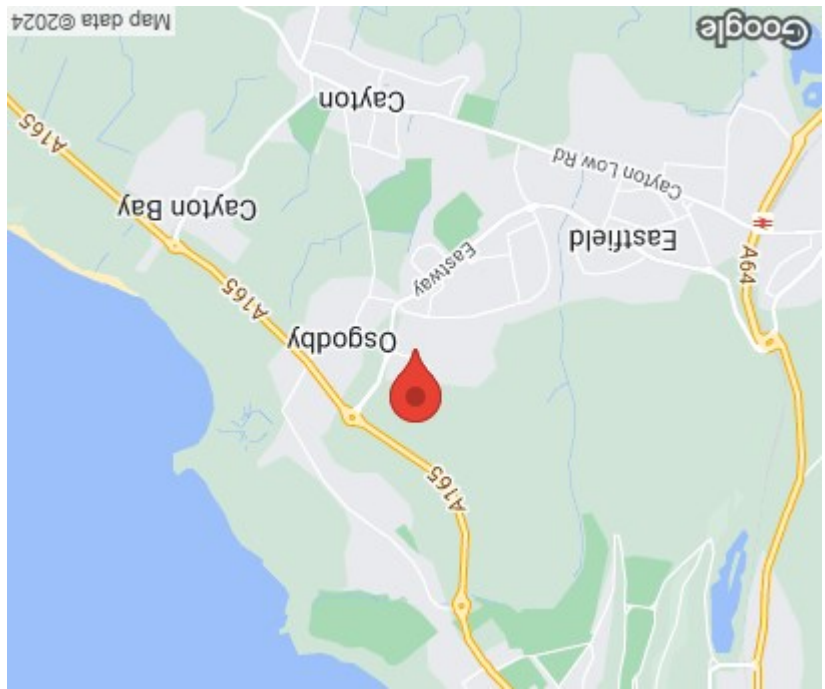
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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

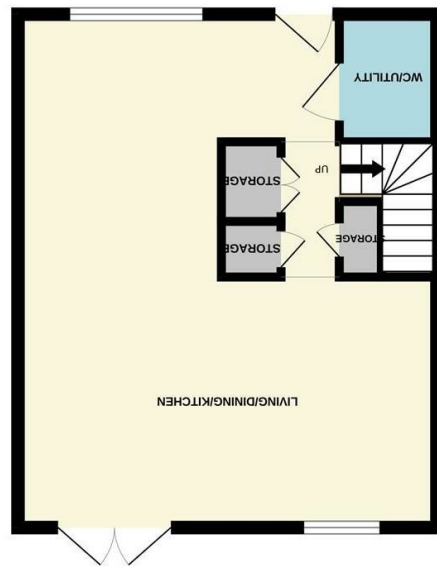


England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO ₂ emissions	(1-20) G	
Current		
Potential		

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	
Not energy efficient - higher running costs	(1-20) G	
Current	82	
Potential	100	



1ST FLOOR
 382 sq.ft. (35.5 sq.m.) approx.



GROUND FLOOR
 410 sq.ft. (38.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: 792 sq.ft. (73.6 sq.m.) approx.