



## *7 Combine Way, Eastfield, Scarborough, YO11 3FS*

*Guide Price £185,000*

- *Semi detached family home*
- *Off road parking*
- *Enclosed rear garden with decking and lawn*
- *Three Bedrooms*
- *En-Suite to master bedroom*
- *Well presented throughout*
- *Contemporary kitchen/dining room with French doors*
- *Bright dual-aspect living room*
- *Ideal for families and professionals alike*

## 7 Combine Way, Scarborough YO11 3FS

A beautifully presented modern detached home occupying a desirable corner plot within a popular residential development. Offering bright and spacious accommodation throughout, the property features a stylish living room, contemporary kitchen/dining room with French doors to the garden, principal bedroom with en-suite, additional well-proportioned bedrooms, and a modern family bathroom. Externally, the home benefits from an enclosed rear garden with decking and lawn, making it ideal for families and entertaining alike.



Council Tax Band: C



A beautifully presented and deceptively spacious detached family home, occupying a prominent corner position within a modern residential development. This attractive property offers stylish and well-balanced accommodation throughout, ideal for growing families, professional couples, or those seeking a contemporary home ready to move straight into.

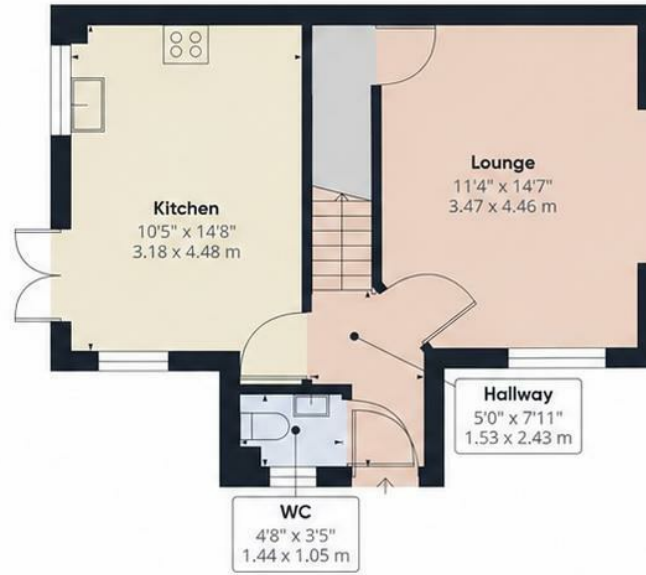
The ground floor comprises a welcoming entrance hallway leading to a bright and elegant living room, enhanced by dual-aspect windows that flood the space with natural light. To the rear of the property is a modern fitted kitchen/dining room featuring a range of contemporary wall and base units, integrated cooking appliances, ample worktop space, and French doors opening directly onto the rear garden — creating an ideal setting for both everyday living and entertaining.

Upstairs, the property offers well-proportioned bedrooms, including a generous principal bedroom complete with fitted mirrored wardrobes and a stylish en-suite shower room. A further spacious double bedroom, an additional single bedroom/home office, and a modern family bathroom complete the first-floor accommodation.

Externally, the home benefits from an enclosed rear garden with lawn and decked seating area, perfect for outdoor dining and summer gatherings. The corner plot position provides an attractive frontage and additional sense of privacy, while side access and allocated parking further enhance practicality.

Finished in neutral tones throughout and offering a light, modern feel, this superb home is ready for immediate occupation and would make an excellent purchase for a wide range of buyers.





Floor 0

Approximate total area<sup>(1)</sup>  
782.64 ft<sup>2</sup>  
72.71 m<sup>2</sup>



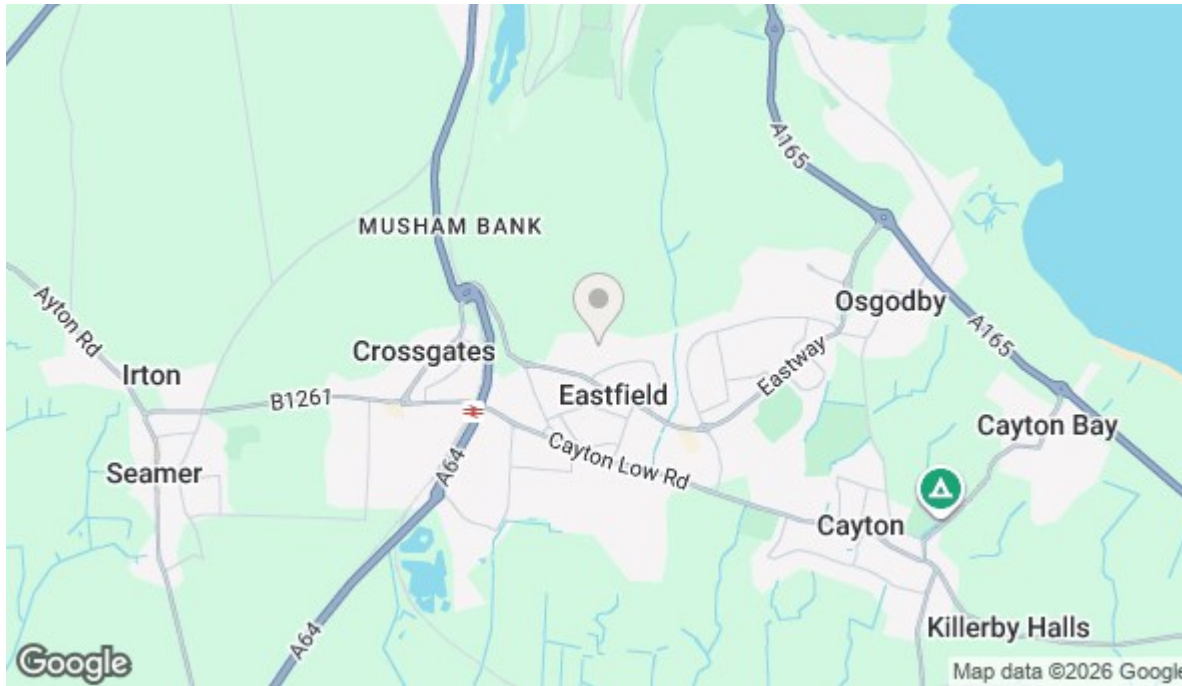
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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