



**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

10 Fieldside, Scarborough

Guide Price £180,000



## 10 Fieldside

### Scarborough

- WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE WITH FIREPLACE
- TWO RECEPTION ROOMS
- GARAGE AND DRIVEWAY
- NO ONWARD CHAIN

We are delighted to present this well presented three bedroom semi detached house, offering a wonderful opportunity for families or first-time buyers.

The property boasts a welcoming lounge complete with a charming fireplace, creating a cosy focal point for relaxing evenings. Two generous reception rooms provide versatile spaces for dining, entertaining, or working from home. The fitted kitchen features ample storage and workspace, while the convenient downstairs bathroom adds further practicality. Upstairs, three well-proportioned bedrooms offer comfortable accommodation. This property is offered with no onward chain, ensuring a smooth and swift purchase process for prospective buyers.



Externally, the property benefits from a rear yard, thoughtfully designed with both a patio and decking area, perfect for outdoor dining and summer gatherings. The low maintenance outside space provides an ideal setting for barbeques or simply unwinding at the end of the day. To the front, a driveway and garage offer valuable off-street parking and additional storage options. Located within easy reach of local amenities, schools, and transport links, this home combines comfort and convenience in a sought-after area. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Council Tax band: B

Tenure: Freehold



#### GROUND FLOOR

Hallway 6' 3" x 5' 7" (1.90m x 1.70m)

Lounge 14' 9" x 11' 10" (4.50m x 3.60m)

Bathroom 6' 7" x 5' 11" (2.00m x 1.80m)

Kitchen 13' 5" x 11' 6" (4.10m x 3.50m)

Conservatory 11' 2" x 5' 11" (3.40m x 1.80m)

Utility 6' 3" x 3' 11" (1.90m x 1.20m)

#### FIRST FLOOR

Bedroom One 11' 10" x 9' 10" (3.60m x 3.00m)

Bedroom Two 11' 6" x 8' 10" (3.50m x 2.70m)

Bedroom Three 11' 10" x 8' 10" (3.60m x 2.70m)

#### SECOND FLOOR

Occasional Loft/Hobbies room 19' 8" x 13' 5" (6.00m x 4.10m)

#### HMRC

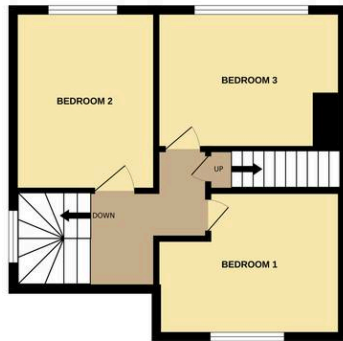
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



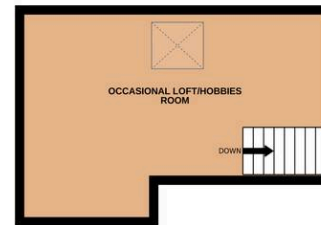
GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



2ND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 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.  
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## Interested?

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With you every step of the way



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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