





39 Shield Way

- Spacious Semi detached family home set over three floors
- Generous Lounge with access to the rear gardens
- Modern Dining kitchen with integrated appliances
- Downstairs WC and modern house bathroom , plus ensuite shower room to master Bedroom
- Three bedrooms plus study/ dressing area
- Built in 2022 the property still has the remainder of the NHBC warranty
- Vacant possession and no onward chain
- Lawned garden to rear, Off street parking
- Viewing recommended and by appointment

We are delighted to present this elegant and contemporary three-bedroom semi-detached family home, thoughtfully arranged over three spacious floors and offering an exceptional standard of modern living. Built in 2022 and benefitting from the remainder of its NHBC warranty, this impressive property welcomes you with a light and airy ambience throughout, perfectly blending style and practicality. The ground floor features a generous lounge that flows effortlessly to the rear, creating an inviting space ideal for relaxing or entertaining guests.

The heart of the home is the stunning dining kitchen, complete with sleek integrated appliances and ample room for family gatherings or casual dining. For added convenience, a downstairs WC is thoughtfully positioned on the ground floor, complementing the modern house bathroom and an impressive en-suite shower room to the master bedroom, ensuring comfort and privacy for every member of the household.





Upstairs, three well-proportioned bedrooms provide flexible accommodation, while a versatile study or dressing area offers the perfect solution for those seeking a dedicated workspace or additional storage. The property is offered with vacant possession and no onward chain, allowing for a smooth and hassle-free move. With the added reassurance of off-street parking and its prime location within easy reach of local amenities and well-regarded schools, this superb home is perfectly suited to family living or professionals seeking space and comfort. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer - contact us today to arrange your appointment.

GROUND FLOOR

Hallway

Kitchen 13' 3" x 11' 5" (4.05m x 3.48m)

Living Room 14' 7" x 11' 8" (4.45m x 3.56m)

WC 4' 8" x 3' 2" (1.42m x 0.97m)

FIRST FLOOR

Landing 12' 5" x 6' 4" (3.79m x 1.93m)

Bedroom 14' 8" x 8' 9" (4.48m x 2.66m)

Office 9' 5" x 8' 0" (2.88m x 2.44m)

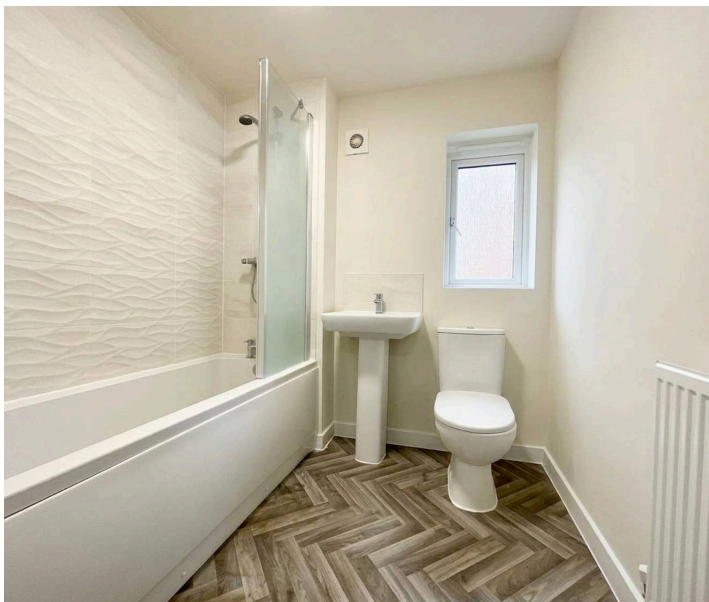
Bathroom 8' 0" x 6' 8" (2.45m x 2.03m)

SECOND FLOOR

Bedroom 19' 1" x 14' 8" (5.81m x 4.48m)

Bathroom 7' 7" x 5' 5" (2.30m x 1.65m)

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



Floor 1



Floor 2

Approximate total area[®]

981.37 ft²
91.17 m²

Reduced headroom

31.04 ft²
2.88 m²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360

Interested?

Contact our friendly team today

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19 St. Thomas Street, Scarborough YO11 1DY



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