



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

173 Overdale, Eastfield

Guide Price £180,000



## 173 Overdale

Eastfield, Scarborough

- WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- REAR GARDEN WITH TWO GARDEN SHEDS
- OFF STREET PARKING AND WORKSHOP
- NO ONWARD CHAIN

We are delighted to present this well presented three bedroom semi detached house, offering an ideal blend of comfort and versatility for family living. The property features two inviting reception rooms, including a spacious lounge with a charming bay window that fills the room with natural light, and a bright conservatory that provides the perfect setting for relaxing or entertaining guests. The modern kitchen offers ample storage and workspace, while the three well-proportioned bedrooms provide flexibility for growing families or those seeking a home office. Offered with no onward chain, this home presents an excellent opportunity for immediate occupation and personalisation.



Outside, the property boasts a generous rear garden, complete with two garden sheds that are perfect for additional storage or hobbies. Off street parking is provided to the front, ensuring convenience for multiple vehicles, and a separate workshop offers further potential for those in need of space for DIY projects or secure storage. The garden is complete with lawn and a paved patio area ideal for outdoor dining. Situated in a popular residential area, this property benefits from easy access to local amenities, schools, and transport links.

Early viewing is highly recommended to fully appreciate all this home has to offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: A



#### GROUND FLOOR

Lounge 11' 10" x 15' 9" (3.60m x 4.80m)

Kitchen/Dining Room 14' 9" x 10' 2" (4.50m x 3.10m)

Conservatory 12' 2" x 8' 6" (3.70m x 2.60m)

#### FIRST FLOOR

Bedroom One 13' 5" x 8' 10" (4.10m x 2.70m)

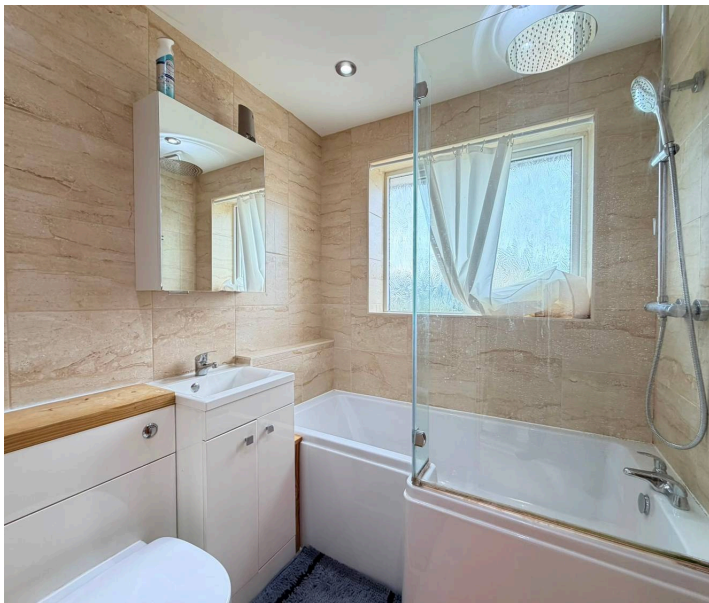
Bedroom Two 11' 6" x 8' 10" (3.50m x 2.70m)

Bedroom Three 8' 10" x 6' 3" (2.70m x 1.90m)

Bathroom 6' 3" x 6' 3" (1.90m x 1.90m)

#### HMRC

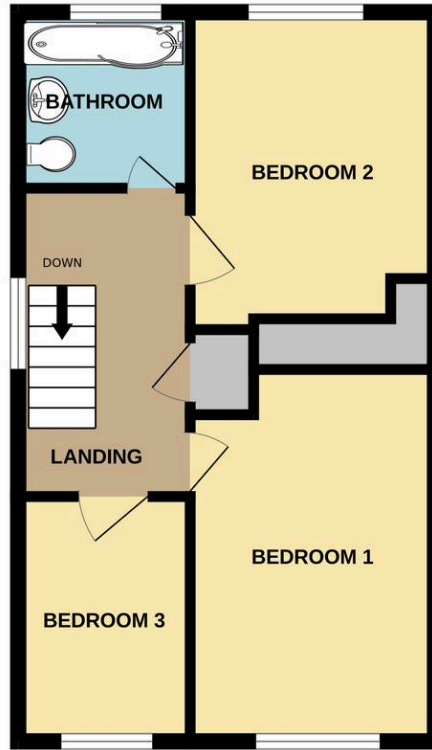
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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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