





49 Dale Edge

Eastfield, Scarborough

- THREE BEDROOM TERRACED HOUSE
- LOCATED IN THE POPULAR EASTFIELD AREA
- GENEROUS KITCHEN WITH UTILITY/STORE ROOM
- SPACIOUS LIVING ROOM
- BEDROOM WITH BUILT IN WARDROBES
- GARDEN WITH LAWN AND PATIO AREA
- NO ONWARD CHAIN

We are delighted to present this attractive three bedroom mid-terraced house, ideally situated in the ever-popular Eastfield area.

This well-proportioned home opens with a welcoming entrance hall, offering stairs to the first floor and convenient access to both the spacious living room and the generous kitchen. The inviting living room creates a wonderful space for relaxing or entertaining. The kitchen is well proportioned, providing ample room for family dining, and benefits from a useful utility/store room, perfect for additional storage and laundry needs.

Upstairs, the landing leads to three comfortable bedrooms, including a bedroom with built-in wardrobes for excellent storage. The bathroom is complete with shower, WC, and sink, ensuring practicality and ease of use for all occupants. Externally, the property boasts a delightful garden with both lawn and patio areas, ideal for enjoying the outdoors or entertaining guests.





Offered to the market with no onward chain, this property provides an excellent opportunity for families, first-time buyers, or investors alike. Early viewing is highly recommended to fully appreciate the space, location, and potential this home has to offer.

GROUND FLOOR

Entrance

Kitchen 14' 9" x 10' 10" (4.50m x 3.30m)

Lounge 12' 10" x 11' 6" (3.90m x 3.50m)

Store/Utility 11' 2" x 3' 11" (3.40m x 1.20m)

FIRST FLOOR

Landing

Bedroom One 13' 1" x 11' 2" (4.00m x 3.40m)

Bedroom Two 13' 1" x 11' 6" (4.00m x 3.50m)

Bathroom 7' 7" x 5' 7" (2.30m x 1.70m)

Bedroom Three 10' 2" x 7' 7" (3.10m x 2.30m)

Please Note: The owner of this property is a relative of a staff member at CPH Property Services.

Please Note: The dishwasher and washing machine are not included in the sale of this property

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.

Council Tax band: B

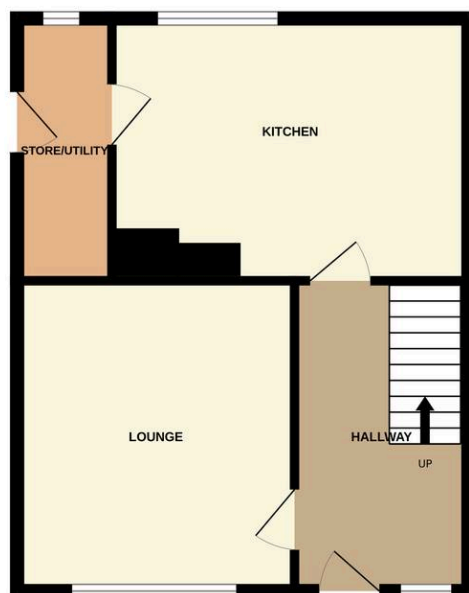
Tenure: Freehold

EPC Energy Efficiency Rating:

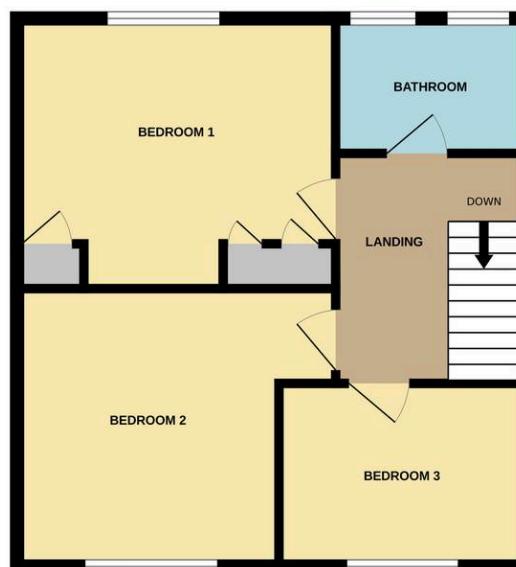
EPC Environmental Impact Rating:



GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

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