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CHARTERED SURVEYORS
For over 30 years

30 The Boulevard, Eastfield

Offers Over £150,000



- Beautifully presented End of terrace House
- Constructed in 2022 with 7 years NHBC warranty remaining
- Open plan kitchen/diner
- Lounge with garden access
- Two Double bedrooms
- Modern bathroom
- Garden to the rear and Off street parking

We are delighted to present this beautifully presented two-bedroom end of terrace house, constructed in 2022 and benefiting from seven years of NHBC warranty remaining. This stylish home offers a contemporary layout, featuring an inviting open plan kitchen and dining area that is perfect for both every-day living and entertaining. The modern kitchen boasts ample storage and high-quality finishes, seamlessly flowing into the spacious dining space. The bright and airy lounge enjoys direct access to the garden, creating a wonderful sense of space and light throughout the ground floor. Upstairs, you will find two generous double bedrooms, each offering comfortable accommodation and plenty of storage options. The sleek, modern bathroom is finished to a high standard, providing a relaxing retreat at the end of the day. With thoughtful design and quality fixtures throughout, this property is ideal for first-time buyers, professionals, or those looking to downsize without compromising on style. Additional benefits include off-street parking and a prime location within close reach of local amenities and transport links. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Entrance Hall

Wc

6' 0" x 3' 3" (1.82m x 1.00m)

Kitchen/diner

6' 6" x 15' 0" (1.99m x 4.56m)

Lounge

9' 0" x 13' 5" (2.74m x 4.08m)

Bedroom 1

9' 3" x 13' 5" (2.83m x 4.08m)

Bedroom 2

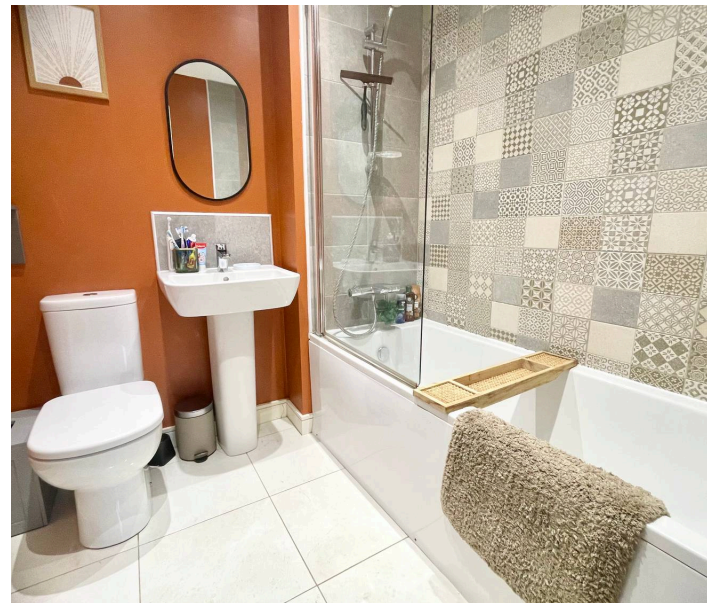
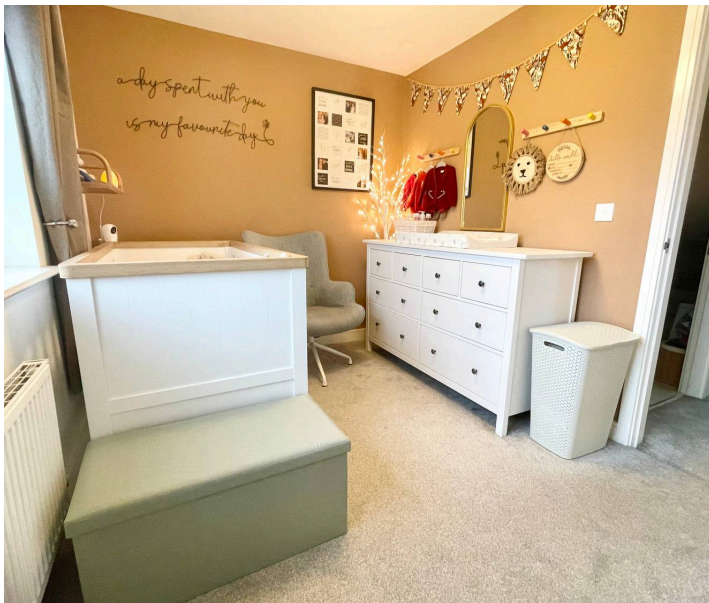
7' 10" x 13' 5" (2.40m x 4.08m)

Bathroom

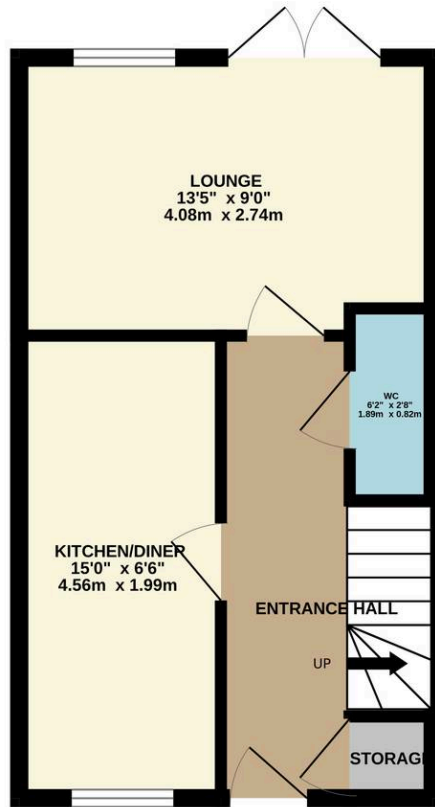
6' 6" x 6' 6" (1.98m x 1.99m)

Please Note:

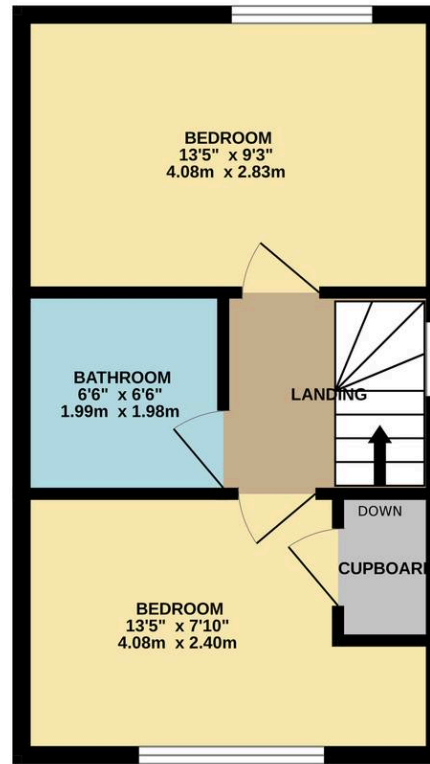
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.6 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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Contact our friendly team today
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With you every step of the way



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19 St. Thomas Street, Scarborough YO11 1DY



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