



125 Westway, Eastfield YO11 3EG
Asking Price £110,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED HOUSE
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY/RENOVATION PROJECT
- FRONT & REAR GARDENS
- CLOSE TO LOCAL AMENITIES

125 Westway YO11 3EG

We are acting in the sale of the above property and recieved an offer of £111,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Located on a cul-de-sac off Westway, Eastfield, this charming three-bedroom semi-detached house presents an excellent opportunity for first-time buyers or those seeking a renovation project. Built in 1951, the property boasts a generous 1,012 square feet of living space, featuring two inviting reception rooms that offer ample room for relaxation and entertaining.

The house comprises three well-proportioned bedrooms with built in storage, providing comfortable accommodation for families or individuals alike. The side extension kitchen adds potential for modernisation, allowing you to create a culinary space tailored to your tastes. While the property is in need of some updating, it offers a blank canvas for those looking to put their personal stamp on their new home.

Outside, you will find both front and rear gardens, perfect for enjoying the outdoors or cultivating your own green space. The absence of an onward chain ensures a smooth transition for prospective buyers, making this property even more appealing.

Conveniently located close to local amenities and a bus stop, this home offers easy access to essential services and transport links. Whether you are looking to invest in a property with potential or seeking a family home in a peaceful setting, this house on Westway is a promising choice. Don't miss the chance to make it your own.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Living Room

3.4 x 3.3 max (11'1" x 10'9" max)

Dining Room

5.3 x 3.4 max (17'4" x 11'1" max)

Kitchen

2.5 x 2.1 max (8'2" x 6'10" max)

FIRST FLOOR

Bedroom 1

3.1 x 3.3 max (10'2" x 10'9" max)

Bedroom 2

3.1 x 3.0 max (10'2" x 9'10" max)

Bedroom 3

2.1 x 2.3 max (6'10" x 7'6" max)

Bathroom

2.0 x 1.7 max (6'6" x 5'6" max)

Externally

To the front of the property lies a front garden laid mainly to lawn. To the rear of the property lies a rear garden laid mainly to lawn with hedged borders and a small paved seating area.

Details Prepared

AB280525



Interested? Get in touch:

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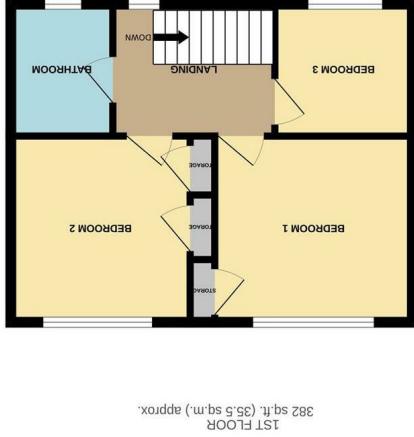
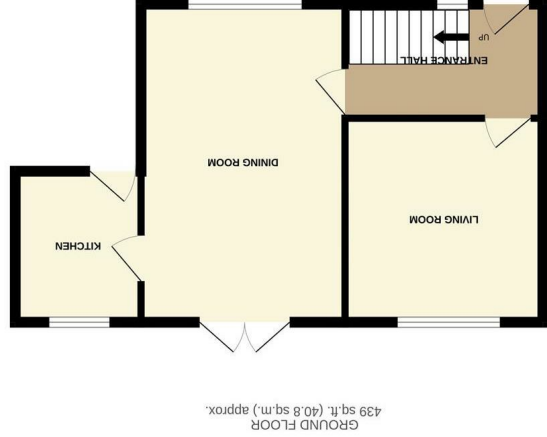
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



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 operating or efficiency can be given.
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TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	

76	
62	

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current	Potential	

