



91 Ryefield Road, Eastfield, Scarborough, YO11 3DR
Price Guide £155,000



- THREE BEDROOM TERRACED HOME
- IDEAL FIRST TIME BUY/BUY TO LET
- IN GREAT DECORATIVE ORDER THROUGHOUT
- LAWNED/PAVED GARDENS AND OFF-STREET PARKING
- SITUATED WITHIN THE EASTFIELD AREA OF SCARBOROUGH
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Situated within the popular EASTFIELD area of Scarborough is this THREE BEDROOM TERRACED HOME which 'in our opinion' is offered to the market in GREAT DECORATIVE ORDER throughout with LAWNED/PAVED GARDENS and OFF-STREET PARKING.

The accommodation briefly comprises on the ground floor; entrance hallway with stairs to the first floor, living room with a fireplace and a spacious breakfast kitchen/diner which is fitted with a range of units and a door to the rear gardens. To the first floor of the property lies a landing, two double bedrooms (both with built-in storage cupboards), a further bedroom with fitted wardrobes and a white three-piece suit shower room. Externally, the property benefits from off-street parking for two cars and a generous lawned/paved garden. The property does also benefit from newly fitted double glazing and electric heating (within the past 5 years).



The property is set within the popular Eastfield area of Scarborough and therefore is well placed for a variety of amenities. Amenities at hand include; shops, a Post Office, eateries, supermarkets, local schools (both primary and secondary) and transport links.

Early internal viewing is a MUST in order to fully appreciate the space, setting and finish on offer from this three bedroom home. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Hallway

14'1" x 6'10" max

Lounge

13'9" max x 12'9"

Kitchen/Diner

20'0" x 9'6"

FIRST FLOOR

Landing

8'10" x 6'10" max

Bedroom One

14'9" max x 12'5" max

Bedroom Two

14'9" max x 10'9" max

Bedroom Three

8'6" x 7'2" to the wardrobes

Shower Room

9'2" x 5'6"

Details Prepared

TLGV/111022



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

CPH

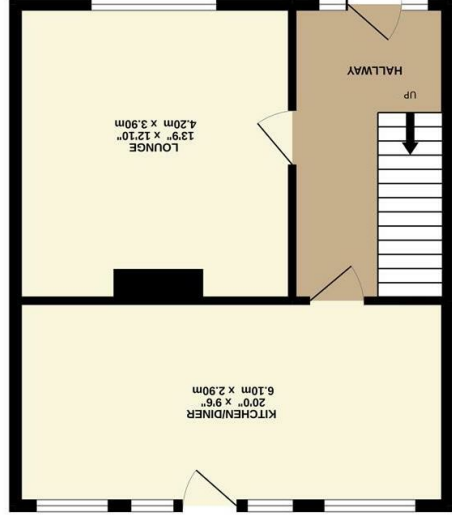
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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

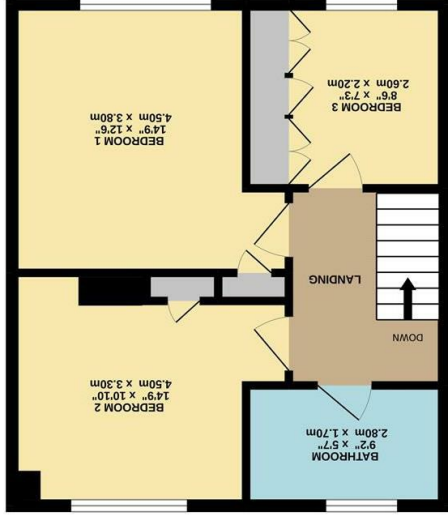


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.



GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
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		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
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		

