



8 Howgate Drive, Eastfield, Scarborough YO11 3FL
Offers In Excess Of £300,000



- FOUR BEDROOM DETACHED FAMILY HOME
- OFFERED WITH NO ONWARD CHAIN
- IN EXCELLENT DECORATIVE ORDER
- DOWNSTAIRS WC AND UTILITY ROOM
- EN-SUITE TO THE MASTER BEDROOM
- GARAGE AND AMPLE OFF-STREET PARKING
- POPULAR RESIDENTIAL LOCATION
- ENERGY PERFORMANCE BAND B (82,108)
- GENEROUS SOUTH FACING REAR GARDEN
- ELECTRIC CAR WALL CHARGER

Offered to the market with NO ONWARD CHAIN is this RECENTLY BUILT, MODERN, DETACHED FAMILY HOME. Located in a POPULAR RESIDENTIAL AREA to the South of Scarborough and boasts spacious, immaculately presented accommodation throughout and benefits from a DOWNSTAIRS WC, UTILITY, DRIVEWAY, GARAGE and a SOUTH FACING REAR GARDEN.

The property benefits from double glazing throughout, gas central heating, underfloor heating and comprises in brief; entrance vestibule into the inner hallway which provides access to a spacious lounge with patio doors leading out to the rear gardens, a stunning modern, fully fitted kitchen/diner (dishwasher, fridge/freezer, double oven, ample storage, hob) with bay window to the front aspect and a utility room with adjoining downstairs WC. To the first floor lies the landing leading to the master bedroom with fitted wardrobes and a modern en-suite shower room, two double bedrooms with fitted wardrobes, a generous single bedroom and a modern three-piece suite family bathroom. Externally, you are welcomed with a lawned garden to the front, ample off-street parking for three cars plus attached single garage with electric car wall charger included and a gate providing side access to the generous south facing rear lawned with Indian stone patio with canopy and garden shed.

The property is situated close to the villages of Osgodby, Cayton and the A165 road which is a direct link to Scarborough creating close proximity to all amenities and public transport links and Cayton Bay beach and the Cleveland Way are close enough to the property to be able to enjoy the scenic walking routes and beautiful views.

Early viewing does come highly recommended to appreciate the space, setting and finish on offer with this stunning four bedroom home. If you wish to book a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Entrance Vestibule
4'8" max x 3'8" max

Hallway
7'11" max x 6'7" max

Lounge
11'1" max x 20'0" max

Kitchen/Diner
23'8" max x 10'10" max

Utility Room
7'10" max x 5'3" max

W/C
5'1" max x 2'9" max

FIRST FLOOR

Bedroom 1
13'9" max x 10'11" max

Master Ensuite
8'5" max x 3'11" max

Bedroom 2
11'5" max x 9'3" max

Bedroom 3
11'5" max x 8'9" max

Bedroom 4
11'10" max x 6'10" max

Bathroom
7'10" max x 5'6" max

Garage
17'11" max x 9'9" max

External

The front of the property benefits from a lawned garden and ample off-street parking for three cars plus attached single garage with electric car wall charger included. The rear of the property offers generous gardens laid mainly to lawn, Indian paved patio with canopy and a garden shed for storage.

Details

Council Tax Banding -E

LCAB 04052023

Interested? Get in touch:

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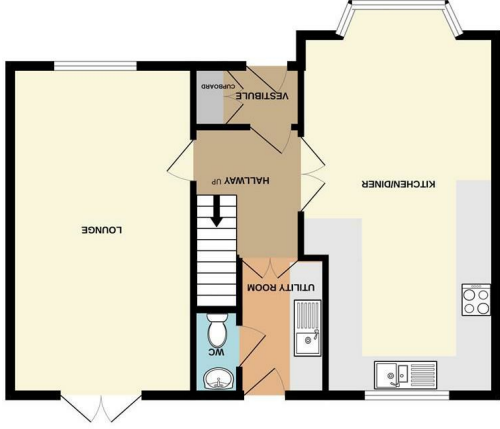
CPH

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

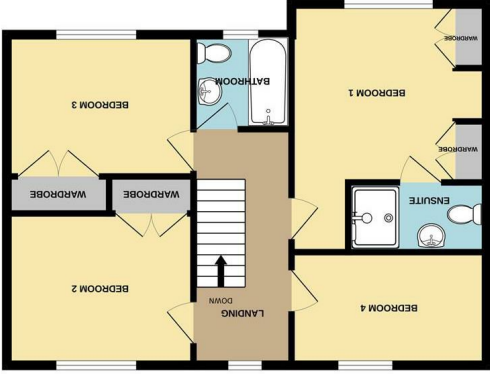


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: 1237 sq. ft. (114.9 sq.m.) approx.



GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.6 sq.m.) approx.

