



45 Hertford Close, Eastfield, Scarborough YO11 3HJ
Offers Over £130,000



- MID TERRACE FAMILY HOME
- OPEN PLAN KITCHEN/DINER
- CONSERVATORY/SUNROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LAWNED GARDEN AND DECKING AREA
- NO ONWARD CHAIN

Well located within the EASTFIELD area of Scarborough is this THREE BEDROOM MID-TERRACE HOUSE which would make an excellent FIRST TIME BUY/BUY TO LET. The property benefits from a SPACIOUS KITCHEN/DINER with LAWNED GARDENS, PAVED FORECOURT/OFF-STREET PARKING with NO ONWARD CHAIN.

The property briefly comprises on the ground floor; entrance hall that offers the stairs providing access to the first floor, a door into a living room and entrance to the kitchen/dining area. The kitchen/diner is complete with a breakfast bar/island, integrated electric oven and hob and double doors leading to the conservatory/sunroom. To the first floor of the property lies a landing, two double bedrooms with built in storage, a good sized single bedroom and a white three-piece suite bathroom. External to the property lies a paved forecourt to the front aspect which is enclosed by fenced boundaries. To the rear of the property lies a garden laid mainly to lawn, a block paved area leading to the garden shed and decked seating area.



Located within Eastfield, the house also affords excellent access to an abundance of amenities including local shops, eateries, a supermarket, both junior and secondary schools, playing fields as well as being near a regular bus route into Scarborough.

Internal viewing cannot be recommended highly enough to fully appreciate the space, setting and location on offer from this home. To arrange a viewing, please contact our friendly and experienced sales team today on 01723 352235 or visit our website www.cphproperty.co.uk



Accommodation

Ground Floor

Entrance Hall

Living Room
13'1" x 11'1"

Kitchen/Diner
19'0" x 11'1"

Conservatory
12'9" x 10'9"

First Floor

Bedroom 1
13'5" x 9'10"

Bedroom 2
4.1 max x 3.2

Bedroom 3
9'10" x 7'2"

Bathroom
7'2" x 5'6"

Externally

The front of the property benefits from a low maintenance block paved forecourt that has potential for a driveway. To the rear of the property there is a lawned garden alongside a block paved area leading to the outside shed/storage and decked seating area.

Details

Council tax banding - A

LCAB 27022023



Interested? Get in touch:

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CPH

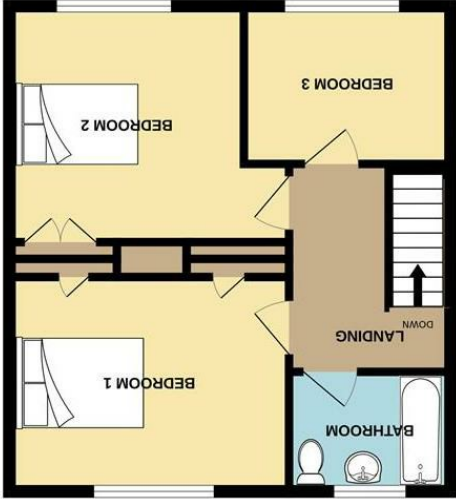
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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GROUND FLOOR



1ST FLOOR

