



6 Ouzel Grove, Eastfield, Scarborough YO11 3HX  
Offers Over £210,000





- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- OPEN PLAN LIVING TO THE GROUND FLOOR
- DOWNSTAIRS WC AND EN-SUITE TO THE MASTER
- DRIVEWAY, GARAGE, LAWNED GARDENS
- WITHIN THE POPULAR MIDDLE DEEPPDALE DEVELOPMENT

A STUNNING, IMMACULATELY PRESENTED, THREE BEDROOM SEMI-DETACHED FAMILY HOME, constructed in 2019 on Scarborough's popular MIDDLE DEEPPDALE DEVELOPMENT. The property benefits from OPEN PLAN LIVING to the GROUND FLOOR, an EN-SUITE to the MASTER, DOWNSTAIRS W/C, DRIVEWAY, GARAGE and LAWNED GARDENS.

'In our opinion' the property is offered to the market in an immaculate standard with double glazing throughout, gas central heating, underfloor heating to the ground floor. The property provides generous open plan living to the ground floor and comprises; entrance hall with stairs to the first floor and built-in storage, a downstairs W/C, a lounge/diner with double doors to the rear garden and an opening to a modern kitchen with a range of integrated appliances (dishwasher, fridge/freezer, oven, hob, extractor) and under floor heating. To the first floor lies a landing, a master bedroom with fitted wardrobes and an en-suite shower room, two further bedrooms and a modern house bathroom. Externally, the front of the property benefits from gardens laid mainly to lawn and driveway providing off-street parking and garage to the side. The rear of the property offers a well presented lawned garden with a block paved seating area.

The EPC for this property is Band B (82/114).

Well located within the popular Middle Deepdale development, the property is well placed for a wealth of amenities including, local shops, supermarket, Doctors surgery, a range of schools, eateries and is located nearby to a regular bus route and the A64 to Scarborough.

Early internal viewing is highly recommended in order to fully appreciate the space, setting and finish on offer from this modern three bedroom family home. To arrange a viewing, please contact CPH Property Services today on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)







## Accommodation

### Ground Floor

Entrance Hall  
12'0" x 4'0"

Living Room  
22'2" x 9'10"

Kitchen/Diner  
9'11" x 10'10"

W/C  
4'11" x 4'0"

### First Floor

Bedroom 1  
10'10" x 8'3"

En-suite  
6'1" x 5'0"

Bedroom 2  
10'2" x 6'10"

Bedroom 3  
9'10" x 8'11"

Bathroom  
8'3" x 5'5"

## Externally

The front of the property benefits from gardens laid mainly to lawn and a driveway providing off-street parking and garage to the side. The rear of the property offers a well presented lawned garden with a block paved seating area.

## Details

Council Tax Banding - C

The property holds an EPC Band B (82, 114).

LCAB 15032023



## Interested? Get in touch:

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**CPH**

