



EASTWAY, EASTFIELD, YO11 3LT

Smart three bedroom link detached house, gardens front and rear, plus parking at rear, UPVC windows, gas central heating, lounge, breakfast dining kitchen. Modern style bathroom, close to supermarket and shops

Price for freehold £125,000



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**EASTWAY, EASTFIELD,
SCARBOROUGH**

Sizeable three bedroom link-detached house with parking at rear. This splendid property enjoys the benefit of a lovely lounge, dining/breakfast kitchen, three bedrooms and modern style bathroom at first floor level. UPVC windows and exterior doors, gas central heating to radiators. Gardens both front and rear. Supermarket and shops close by.

DIRECTIONS: From the centre of Eastfield and the roundabout go up Eastway towards Osgodby. This property is on the Right hand side just after Harvest Way.

ENTRANCE HALL Coved ceiling, radiator.

LOUNGE (13'6" x 12'6") Coved ceiling, wooden fire surround, gas coal effect living flame fire, dado rail, double radiator, laminate flooring.

DINING KITCHEN (15'9" x 10'9") Coved ceiling, work tops, base units, wall cupboards, inset stainless steel sink unit, tiled splash backs, plumbing for automatic washing machine, gas cooker point, further run of base units work tops, space under for fridge, radiator, at dining end understairs cupboard, side door.

FIRST FLOOR

LANDING Loft access.

BEDROOM 1 (14'9" x 8'6") Radiator.

BEDROOM 2 (9'6" x 9'6") Radiator, view over rear garden.

BEDROOM 3 (10' max x 7' max room reducing in part because of rising stair head) Over stairs airing cupboard, radiator.

BATHROOM Three piece suite comprising bath, hand basin, wc, Mira shower over bath, wall tiling extractor fan.

OUTSIDE

FRONT Flagged path, pebbled garden, shared drive to flagged parking space, lawned garden mainly flagged, wooden shed.

Side path covered in to create storage area.

VIEWING By appointment through this office.

MEASUREMENTS Measurements are only very approximate and their accuracy is no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpets or furnishings.

IMPORTANT NOTE TO PROSPECTIVE PURCHASERS
Conditions of receiving Jacksons Property Service particulars.

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract of sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document, & Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are, give notice that (a) these particulars are prepared for the convenience of an intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries & inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representation of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) the vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.

