



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



£147,000
19 OVERDALE, EASTFIELD, SCARBOROUGH, YO1 3HA

- Upgraded And Modernised
 - Three Bedrooms
 - Front And Rear Gardens
 - Some Finishing Required
- AN UPGRADED AND WELL PRESENTED THREE BEDROOM HOUSE WITH SOME FINISHING JOBS TO COMPLETE. FRONT FACING LOUNGE WITH WOOD BURNING STOVE, AND A MODERN OPEN PLAN KITCHEN DINER, GARDENS TO THE FRONT AND REAR, THIS WILL MAKE A LOVELY FAMILY HOME.

TIPPLE UNDERWOOD ESTATE AGENTS
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





TOTAL FLOOR AREA : 827 sq.ft. (76.9 sq.m.) approx.
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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Property Description

The property when briefly described comprises entrance hall, front facing lounge, rear facing open plan kitchen diner. Three well-appointed bedrooms and house bathroom to the first floor. Lawned gardens to the front and rear of the property. The property also benefits from gas central heating and upvc double glazing.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
12' 9" x 11' 2" (3.89m x 3.4m)

KITCHEN/DINER
19' x 11' 2" (5.79m x 3.4m)

FIRST FLOOR

LANDING

BEDROOM
13' 4" x 11' 7" (4.06m x 3.53m) max

BEDROOM
10' 9" x 10' 7" (3.28m x 3.23m)

BEDROOM
9' 9" x 7' 4" (2.97m x 2.24m)

BATHROOM

OUTSIDE

GARDENS