



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**£170,000**

21 THE BOULEVARD, EASTFIELD, SCARBOROUGH, YO11 3EX

- Three Bedrooms
- Modern Interior
- Allocated Parking
- Enclosed Garden

A RECENTLY UPDATED AND PRESENTED THREE BEDROOM END OF TERRACE HOUSE ON THIS POPULAR DEVELOPMENT, OFFERED TO THE MARKET WITH NO ONWARD CHAIN. A GREAT STARTER HOME, WITH A TURNKEY FEEL, ALLOCATED PARKING, MODERN KITCHEN AND AN ENCLOSED REAR GARDEN.

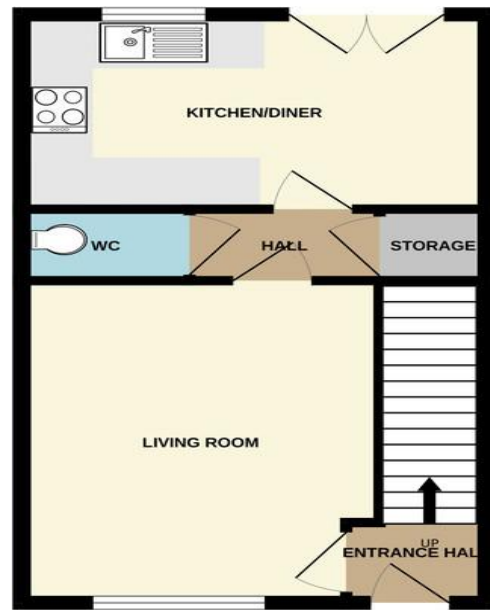


TIPPLE UNDERWOOD ESTATE AGENTS  
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

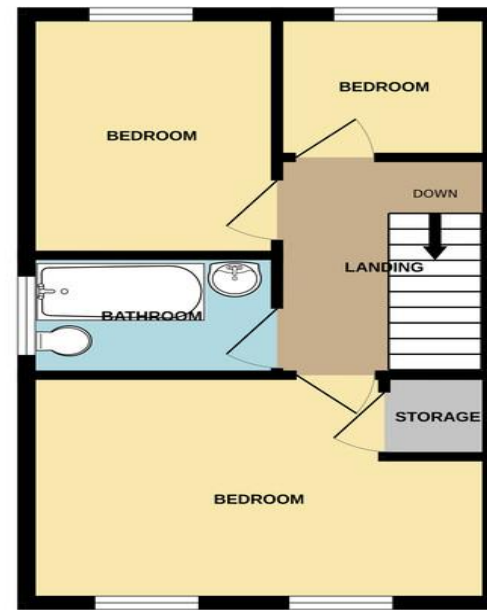
CONTACT  
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mail@tippleunderwood.co.uk

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.

GROUND FLOOR  
365 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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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**GROUND FLOOR**

ENTRANCE HALL

LIVING ROOM  
13' 6" x 11' 5" (4.11m x 3.48m)

KITCHEN/DINER  
14' 8" x 8' 2" (4.47m x 2.49m)

WC

**FIRST FLOOR**

LANDING

BEDROOM  
14' 9" x 9' 7" (4.5m x 2.92m)

BEDROOM  
9' 9" x 8' 5" (2.97m x 2.57m)

BEDROOM  
6' 9" x 6' (2.06m x 1.83m)

BATHROOM

**OUTSIDE**

GARDENS

PARKING



**Property Description**

The property when briefly described comprises entrance hall, front facing living room, rear facing kitchen diner and w/c to the ground floor. On the first floor are three bedrooms and a family bathroom. Enclosed garden to the rear of the property and allocated parking.