



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£165,000

72B HARVEST WAY, EASTFIELD, SCARBOROUGH, YO11 3ND

- Recently Built
- Two Bedrooms
- Modern Fittings
- Garden And Parking

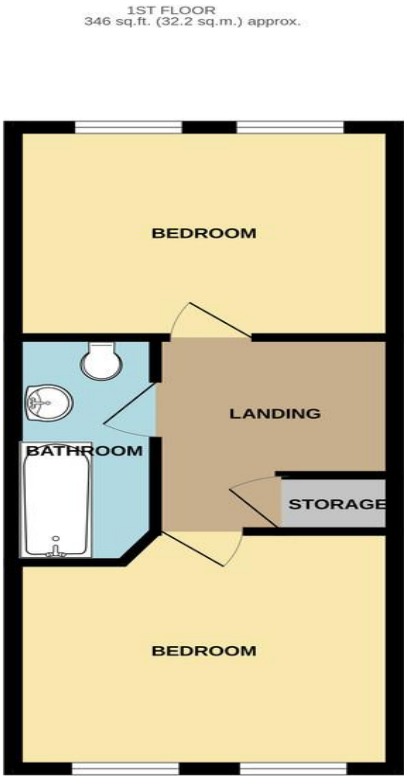
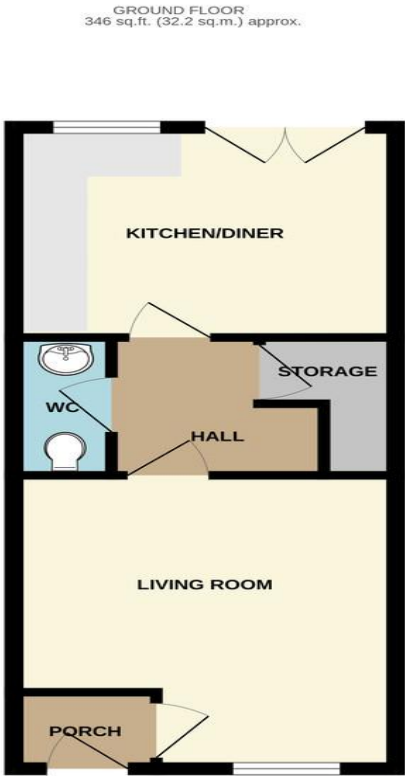
THE PERFECT STARTER HOME THIS RECENTLY BUILT TWO BEDROOM HOUSE IN THIS POPULAR AREA PRESENTED TO A SUPERB STANDARD THROUGHOUT WITH OFF STREET PARKING AND WELL-APPOINTED PRIVATE GARDEN TO THE REAR. GENEROUS ROOM PROPORTIONS, MODERN FITTINGS AND A CONVENIENT LOCATION.



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 : 692 sq.ft. (64.3 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 porch, living room, inner hall, w/c and a modern kitchen diner spanning the rear on the ground floor. To the first floor are two well-appointed double bedrooms and a modern bathroom. Enclosed rear garden mainly laid to lawn with paved patio, timber shed and rear access. To the front of the property is off street parking for this property.



GROUND FLOOR

ENTRANCE PORCH

LIVING ROOM
13' 6" x 11' 9" (4.11m x 3.58m)

HALLWAY

WC

KITCHEN/DINER
11' 8" x 9' 8" (3.56m x 2.95m)

FIRST FLOOR

LANDING

BEDROOM
11' 9" x 9' 9" (3.58m x 2.97m)

BEDROOM
11' 9" x 10' 7" (3.58m x 3.23m)

BATHROOM
10' 4" x 4' 4" (3.15m x 1.32m)

OUTSIDE

GARDENS

DRIVEWAY