





Entrance Vestibule
UPVC front door.

Entrance Hall
Stairs to first floor landing,
coving, radiator and power
points.

Downstairs Toilet
UPVC double glazed opaque
window to the side aspect,
low flush WC, wash hand
basin with vanity unit and
boiler.

Lounge
16'2" x 12'11"
UPVC double glazed bay
window to the front aspect,
UPVC double glazed window
to the side aspect, coving,
gas feature fireplace, TV
point, radiator and power
points.

Dining Room
13'1" x 11'6"
UPVC double glazed window
to the rear aspect, gas feature
fireplace, coving, TV point,
radiator and power points.

Kitchen/Diner
20'8" x 9'10"
UPVC double glazed windows
to the side aspect, UPVC
double glazed door to the side
aspect, single radiator, range
of wall and base units with roll
top work surfaces, integrated
dishwasher, sink and drainer
unit, space for fridge/freezer,
two electric ovens, five ring
gas hob, extractor hood,
power points and understairs
cupboard.

Utility Room
UPVC double glazed window
to the rear aspect, range of
base units with roll top work
surfaces, space for washing
machine, space for tumble
dryer and power points.

First Floor Landing
Stairs leading to second floor
landing, radiator and power
points.

Bedroom
17'10" x 13'8"
UPVC double glazed windows
to the front aspect, remote
controlled fan, coving, radiator,
TV point and power points.

Bedroom
12'11" x 11'6"
UPVC double glazed window
to the rear aspect, coving,
radiator and power points.

Bedroom
14'0" x 10'0"
UPVC double glazed window
to the rear aspect, radiator
and power points.

Bathroom
UPVC double glazed opaque
window to the side aspect,
heated towel rail, fully tiled
walls and two-piece bathroom
suite comprising of panel
enclosed bath with mixer taps
and shower attachment and
wash hand basin with
pedestal.

First Floor WC
UPVC double glazed opaque

window to the side aspect and
low flush WC.

Second Floor Landing
UPVC double glazed window
to the rear aspect, radiator
and power points.

Bedroom
17'8" x 13'8"
UPVC double glazed window
to the front aspect, remote
controlled fan, radiator, TV
point and power points.

Bedroom
12'11" x 11'6"
UPVC double glazed window
to the rear aspect, radiator
and power points.

Garden
Mainly laid to lawn, decking,
side entrance, outside tap and
outside lights.

Parking
Parking space to the rear.

Agents Notes
Council Tax- C
EPC- E
Freehold

Hunters are delighted to bring to the market this WELL PRESENTED end of terrace house located in a HIGHLY SOUGHT AFTER central location offering FIVE DOUBLE BEDROOMS, REAR GARDEN and REAR PARKING SPACE. Situated over three floors this property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING throughout creating the ideal home for a RANGE OF BUYERS including COUPLES FAMILIES and INVESTORS.

This characterful home briefly comprises: entrance hall with stairs to the first-floor landing, lounge, dining room and kitchen/diner leading to the downstairs WC and utility room. To the first floor of the property you are presented with three double bedrooms, family bathroom and separate WC. To the second floor there are two further bedrooms. The outside welcomes you with a mainly laid to lawn rear garden with decking and a parking space.

This MODERNISED living accommodation is situated centrally within the town, with a wealth of local amenities and attractions close by including Scarborough's South bay and the beach, the Spa complex and a wide range of restaurants, bars and entertainment venues. It is also ideally situated for easy access to a range of transport links including the buses and trains.

We believe this home is not one to miss, call now to arrange a viewing!

Garfield Road, Scarborough, YO12

Approximate Area = 1968 sq ft / 182.8 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2022.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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