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Garfield Road, Scarborough, North Yorkshire | Offers In Excess Of £295,000  
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Entrance Vestibule UPVC front door.	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.	window to the side aspect and low flush WC.
Entrance Hall Stairs to first floor landing, coving, radiator and power points.		Second Floor Landing UPVC double glazed window to the rear aspect, 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.	First Floor Landing Stairs leading to second floor landing, 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.
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.	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, 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.	Bedroom 12'11" x 11'6" UPVC double glazed window to the rear aspect, coving, radiator and power points.	Garden Mainly laide to lawn, decking, side entrance, outside tap and outside lights.
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.	Bedroom 14'0" x 10'0" UPVC double glazed window to the rear aspect, radiator and power points.	Parking Parking space to the rear.
	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.	Agents Notes Council Tax- C EPC- E Freehold
	First Floor WC UPVC double glazed opaque	

**Hunters are delighted to bring to the market this WELL PRESENTED end of terrace house located in a HIGHLY SOUGHT AFTER cental 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.**

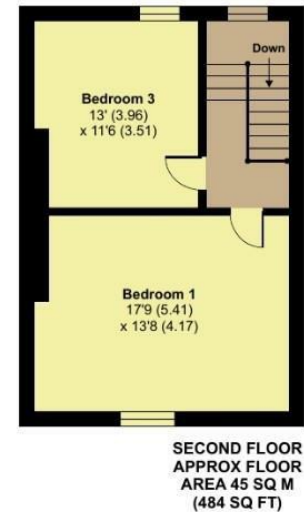
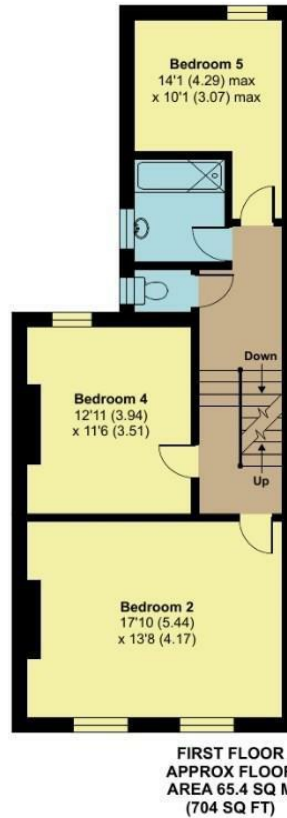
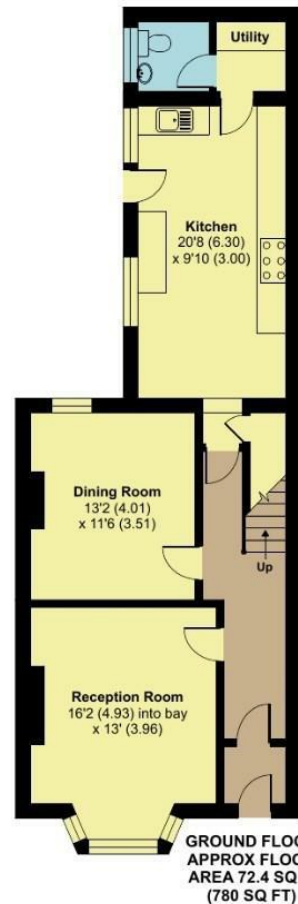
**We believe this home is not one to miss, call now to arrange a viewing!**



# Garfield Road, Scarborough, YO12

Approximate Area = 1968 sq ft / 182.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 923295

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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