



## 8 Garfield Road

Manor Road Area, Scarborough, YO12 7LJ

**Guide Price £155,000**



Situated on a popular street close to the town centre, schools, local amenities and the North Bay, this 3 bedroom mid terrace house is offered with NO ONWARD CHAIN. The property has separate lounge and dining rooms which provide plenty of living space downstairs, complete with a modern kitchen, 3 good sized bedrooms and family bathroom. Yard area at the rear. Upvc windows throughout and with gas central heating. . Early viewing advised as this property is ideal for first time buyers or as an investment opportunity for the rental market. NO ONWARD CHAIN



## FRONT ENTRANCE

Hard landscaped forecourt leading to UPVC front door.

## INTERNAL LOBBY

door leading to

## HALLWAY

## LOUNGE

Front facing bay window with coving, overhead light and radiator. TV and telephone point. Ornamental fire surround.

## DINING ROOM

Radiator, overhead light and TV point. Open fireplace with wood mantle. French UPVC doors leading to rear of the property. Understairs cupboard housing the consumer units. Door leading to

## KITCHEN/DINER

With range of wall and base unit, with high gloss worktop and co-ordinating tiled splash back, Stainless steel sink with mixer tap. Fitted electric oven, hob and stainless steel cooker hood. Spaces for fridge/freezer and washing machine. inset ceiling spotlights, tiled floor and radiator. Wall mounted gas boiler. Door leading to the rear.

## STAIRCASE LEADING TO LANDING

Carpet and loft access.

## BEDROOM 1

Front facing double bedroom with 2 UPVC windows, ceiling light, radiator and TV and telephone point.

## BEDROOM 2

With rear facing UPVC window, laminate flooring, ceiling light and radiator. TV point

## BEDROOM 3

Side facing UPVC window, ceiling light, laminate floor and radiator.

## BATHROOM

Modern 3 piece bathroom suite with mixer shower over. Tiled throughout, white ladder radiator and frosted UPVC window overlooking the side.

## OUTSIDE

Hard landscaped rear yard with gated access.

## DIRECTIONS

From the Train Station proceed along North way to the traffic lights, carry straight on, continue over the mini roundabout and then turn left onto Franklin Street. Turn right onto Garfield Road and the property is on the left hand side as the road bends.

## Area Map

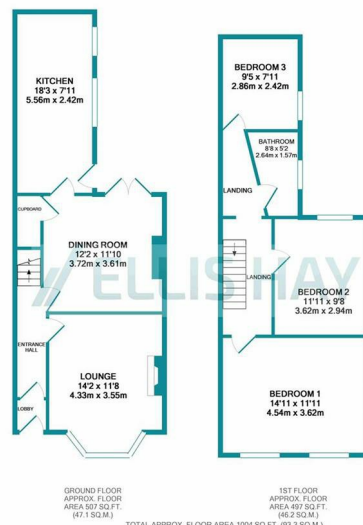


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Council Tax Band: B

## Tenure: Freehold



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