



## 12a Garibaldi Street

Old Town, Scarborough, YO11 1RW

**Guide Price £200,000**



We are delighted to bring to the market this 3 bedroom terraced house in the heart of Scarborough's Old Town. Situated close to the South Bay, this property is within walking distance of the town centre and beachfront. Basement floor comprises of Dining Room, Utility and further storage areas with Kitchen leading to a courtyard to the rear. The ground floor consists a lounge with brick chimney and log burner, leading to split floors with bathroom and single bedroom and double bedroom and further bedroom on the top floor. In our opinion, the views over the South Bay from the rear of the property and its location, means that it is an ideal buy for those looking for old town charm combining with modern conveniences.

Please call our friendly team at your earliest convenience to arrange an appointment to view.



## Front Entrance

UPVC door leading to

## Hallway

## Lounge 11'0" x 10'7" (3.36 x 3.23)

UPVC window overlooking the front of the property. Overhead light, picture rail and wall lights. Radiator and wood burning stove with exposed brick chimney breast.

## Stairs down to

## Dining Room 13'11" x 9'2" (4.25 x 2.8)

Rear facing UPVC window. Overhead light, dado rail and radiator . Built in storage.

## Kitchen 12'9" x 5'7" (3.9 x 1.72)

With range of wall and base units. co-ordinating worktop, sink unit with tiled splashback. Integrated oven and gas hob with extractor fan over. Space for fridge. Feature radiator. UPVC window overlooking the side of the property and UPVC door giving access to the rear courtyard.

## Utility Room 6'11" x 6'0" (2.13 x 1.83)

Plumbing for washing room. Leads to 2 storage rooms.

## Bedroom 1/ Study 12'9" x 5'7" (3.9 x 1.72)

Single bedroom with 2 UPVC windows giving views over to the South Bay. Overhead light and radiator.

## Bedroom 2 13'11" x 10'6" (4.25 x 3.22)

Front facing bedroom with UPVC window. Overhead light, radiator and built in storage.

## Bathroom 8'9" x 7'11" (2.68 x 2.42 )

Walk in shower cubicle, WC and hand basin. Part tiled walls, radiator and UPVC window overlooking the rear of the property. Storage cupboard.

## Bedroom 3 8'10" x 8'9" (2.7 x 2.68)

UPVC window overlooking the rear of the property and Velux window. Overhead light and radiator.

## Outside

To the rear of the property is a enclosed border. Gate to the rear alleyway.

## What 3 Words

Slip Sticks Bleat

## Area Map

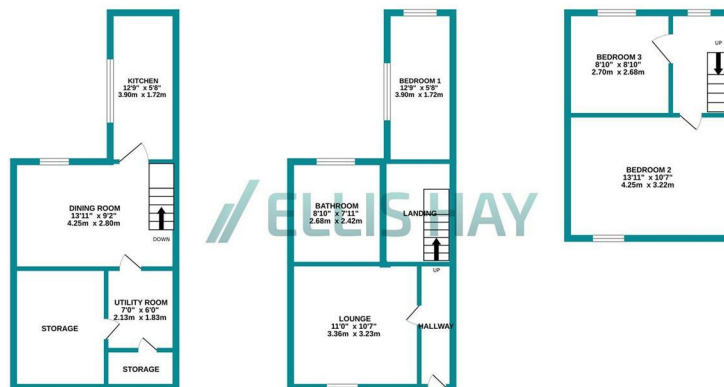


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(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



TOTAL FLOOR AREA: 951 sq ft (88.4 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 misstatement. 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 is given as to their operation or efficiency capabilities.  
Made with MapInfo 12.0.02

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