



## 8 Rockland Gardens

Woodlands, Scarborough, YO12 5QH

**Guide Price £200,000**



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Ellis Hay is delighted to bring to the market this 3 BEDROOM DETACHED house on Rockland Gardens, Scarborough, offering spacious living in a sought after area of Woodlands, with close proximity to the amenities Falsgrave has to offer.

The property features three bedrooms, kitchen, lounge overlooking the front of the property, sitting/dinning room and a separate bathroom. Outside, there is an enclosed garden, a driveway, and garage for secure parking.

In our opinion, this is an ideal family home with comfort, convenience and potential. SOLD with NO ONWARD CHAIN. Viewings are highly recommended, contact our friendly sales team on 01723 350077 to arrange a viewing at your earliest opportunity.





**Porch 5'10" x 3'11" (1.8 x 1.2)**

UPVC windows and through access

**Lounge 24'0" x 12'2" (7.34 x 3.71)**

UPVC windows overlooking the front and rear of the property. Carpeted throughout, overhead lighting, with electric storage heaters and fire.

**Sitting/dinning room 17'1" x 9'10" (5.22 x 3.02)**

UPVV windows overlooking the rear of the property, carpeted throughout, overhead lighting and electric fire.

**Kitchen 10'8" x 6'11" (3.26 x 2.12)**

With a range of wall and base units. Includes white resin sink and taps, UPVC windows. Electric cooker, space for a fridge/freezer, with plumbing for washing machine. Laminated flooring throughout and overhead lighting. Door leading to the garden.

**Bedroom 1 12'0" x 11'1" (3.68 x 3.38)**

Overhead lighting, electric storage heater and UPVC windows overlooking the front of the property.

**Bedroom 2 12'0" x 11'1" (3.67 x 3.38)**

Overhead lighting, electric storage heater and UPVC windows to the rear of the property.

**Bedroom 3 6'11" x 6'11" (2.12 x 2.11)**

UPVC window to the front of the property and overhead lighting.

**Bathroom 6'11" x 5'10" (2.12 x 1.79)**

WC, basin and bath unit with overhead shower. Tiled walls, overhead lighting and electric towel rail.

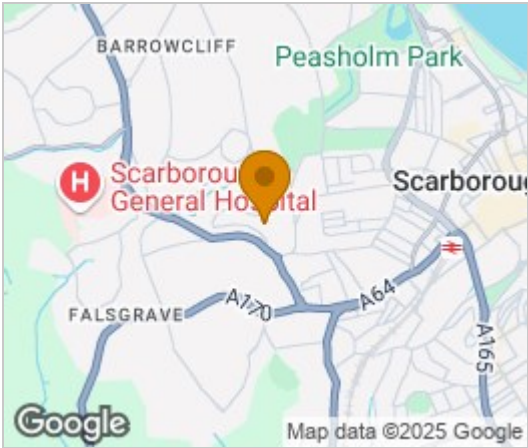
**Outside**

Off road parking and driveway leading to garage and access to the rear garden. Patio area, which leads to a lawned garden.

**What 3 Words**

flags paints lost

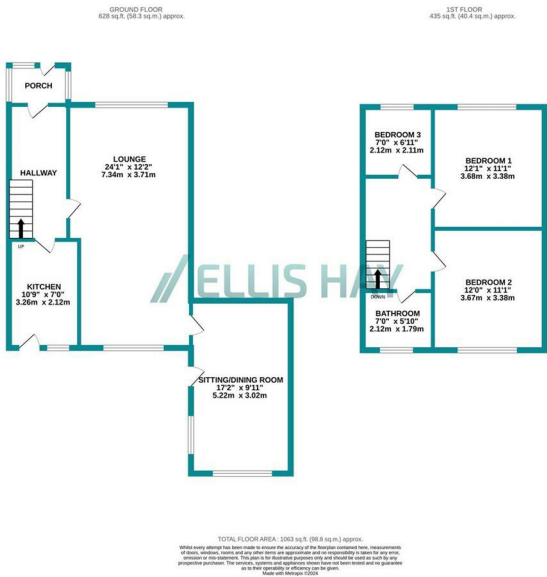
**Area Map**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>74</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>36</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Council Tax Band: D**

**Tenure: Freehold**



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