



## The Garlands, Scarborough

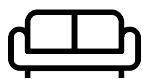
Yorkshire, YO11 2SU



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Offers In Excess Of  
£380,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE

# The Garlands, Scarborough

## DESCRIPTION

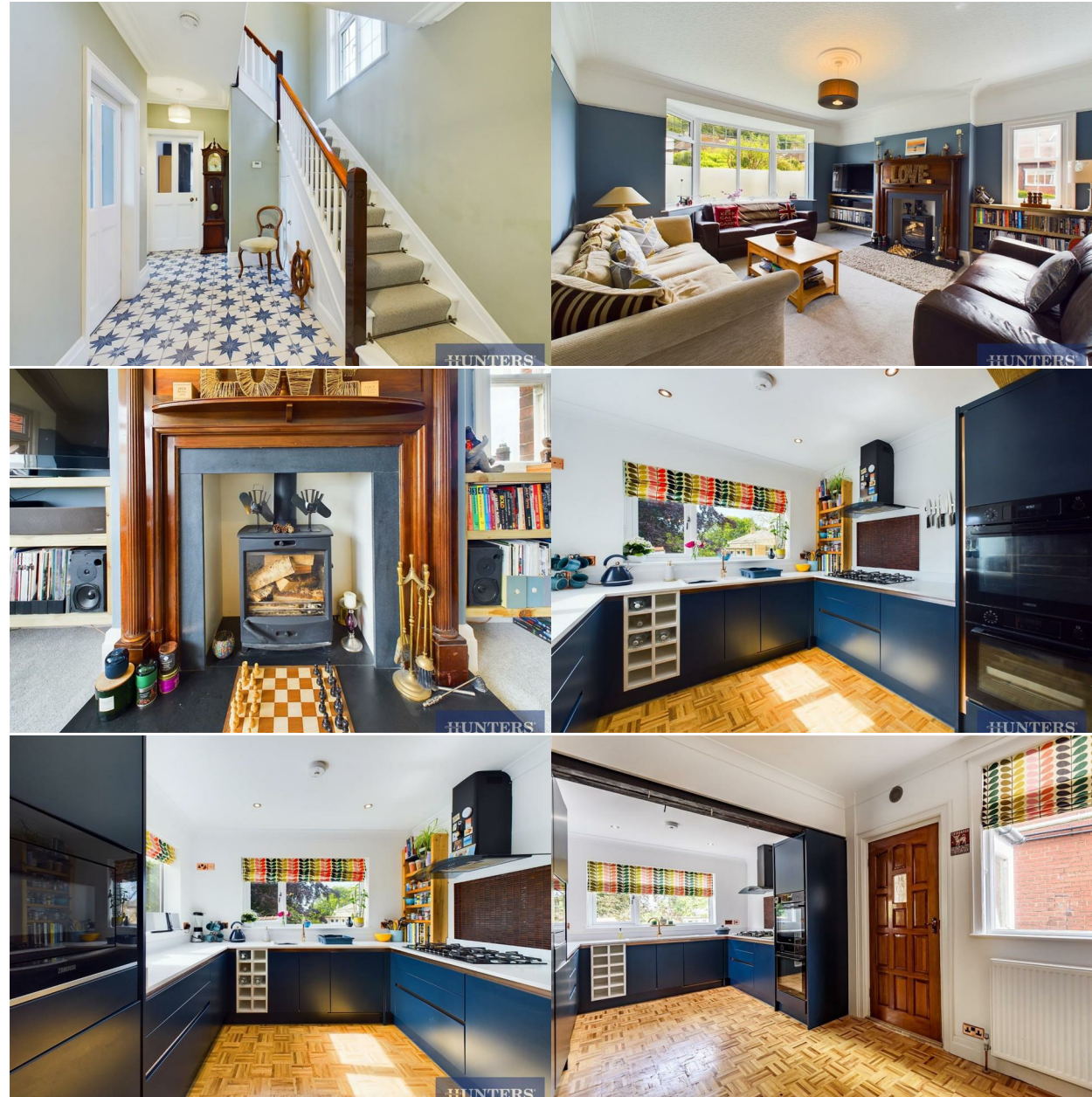
HUNTERS EXCLUSIVE are proud to bring to the market this IMMACULATE DETACHED HOME situated in the SOUGHT-AFTER SOUTH SIDE location of Scarborough offering THREE BEDROOMS, FOUR WC's, OFF-STREET PARKING, DETACHED GARAGE and GARDENS! Benefiting from a MULTITUDE OF CHARACTER throughout and BASEMENT with additional space for potential conversions creating the perfect home for a RANGE OF BUYERS including COUPLES, FAMILIES and INVESTORS!

This beautifully presented living accommodation comprises: large tiled entrance hall with access from here to a downstairs WC, a spacious lounge, rear facing dining room currently being used as a fourth bedroom, generously sized kitchen with stairs leading to the lower floor which comprises: a utility room and WC. To the first floor you are presented with the master bedroom which offers custom fitted wardrobes, bedroom two benefitting from en suite WC, third bedroom and a family bathroom with a three piece suite

Externally the property has an attractive gated approach through the front lawn garden to the front door, access to the driveway and garage is to the side of the property providing ample off-street parking, along with a patio, lawned garden areas, green house and outside power points.

Ideally situated for a peaceful living environment within a popular residential district of South Cliff just off the A165 Filey Road, the location is ideal with a parade of local shops catering for all day-to-day needs on nearby Ramsill Road which include a pharmacy, post office, pubs and eateries, convenience stores, hairdressers and a regular bus service to the town center and both beautiful sandy beaches.

We highly recommend an early viewing to avoid disappointment.



# ROOMS

## Entrance Porch

UPVC double glazed door to the front aspect, tiled flooring and radiator.

## Entrance Hall

Tiled floor, understairs cupboard, stairs to first floor landing, coving and power points.

## Lounge

UPVC double glazed bay window to the front aspect, secondary glazed window to the side aspect, coving, log burner, TV point, radiator and power points.

## Dining Room

UPVC double glazed bay window to the side aspect, coving, feature fireplace, TV point, radiator and power points.

## Kitchen/Diner

UPVC double glazed windows to the rear and side aspects, coving, wood style floor, range of wall and base units with roll top work surfaces, integrated dishwasher, sink and drainer unit. integrated fridge/freezer, integrated double electric oven, integrated gas hob, integrated wine rack, extractor hood, radiator and power points.

## Downstairs WC

Opaque feature window to the side aspect, low flush WC, part tiled walls and extractor fan.

## Rear Porch

UPVC door to the rear aspect and windows to the front and side aspects.

## Basement

Single glazed windows to the side and rear aspects, UPVC door to the rear aspect, base units with roll to work surfaces, space for washing machine, sink and drainer unit, power points and WC.

## First Floor Landing

UPVC double glazed window to the side aspect, loft access and power points.

## Bedroom 1

UPVC double glazed bay window to the front aspect, ceiling rose, coving, custom built fitted wardrobes, radiator and power points.

## Bedroom 2

UPVC double glazed bay window to the side aspect, coving, ceiling rose, radiator and power points.

## En Suite WC

Low flush WC, hand wash basin with vanity unit, heated towel rail, lighted mirror, laminated wood style flooring and extractor fan.

## Bedroom 3

UPVC double glazed window to the front aspect, coving, radiator and power points.

## Bathroom

Two UPVC double glazed opaque windows to the side aspect, coving, wood style floor, lighted mirror, part tiled walls, heated towel rail, extractor fan and three piece suite comprising: panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with vanity unit.

## Outside

Wrap around gardens to the front and side aspects, mainly laid to lawn rear garden with plant and shrub borders, two patio areas, outside lights, outside tap, greenhouse with tap and outside power points.

## Garage

17'6" x 10'11"

UP and over door and power and lighting.

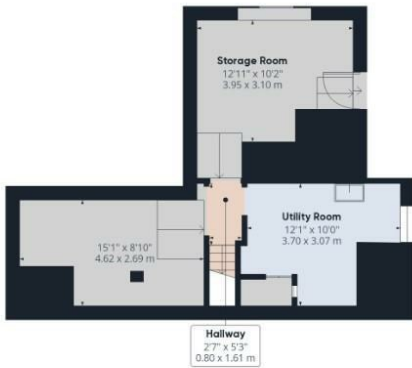
## Material Information Scarborough

Council Tax- E

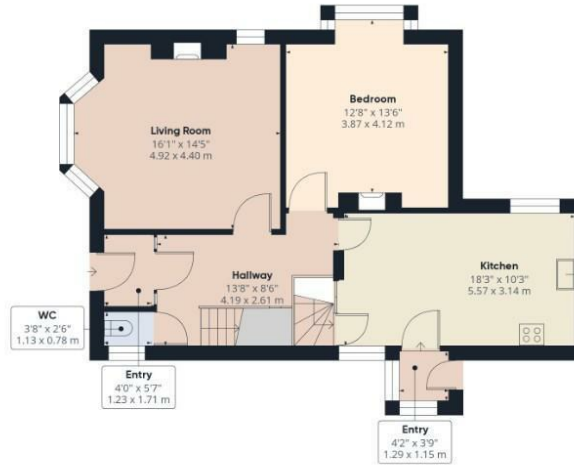
EPC- E

Freehold





Floor -1



Ground Floor



Floor 1

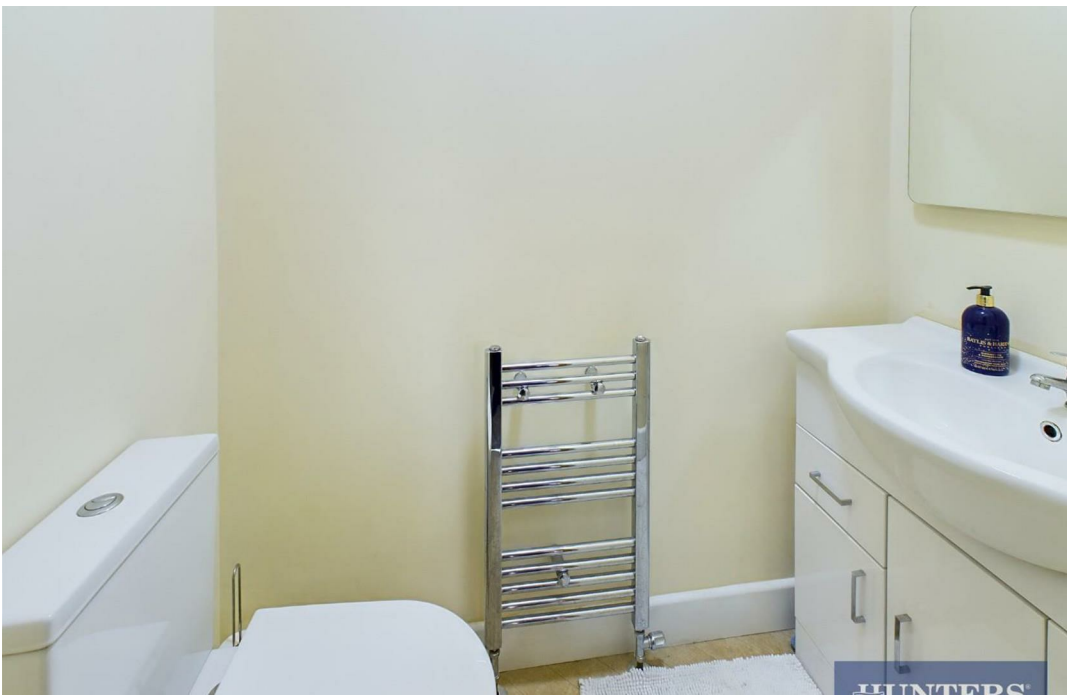
**HUNTERS**  
HERE TO GET YOU THERE

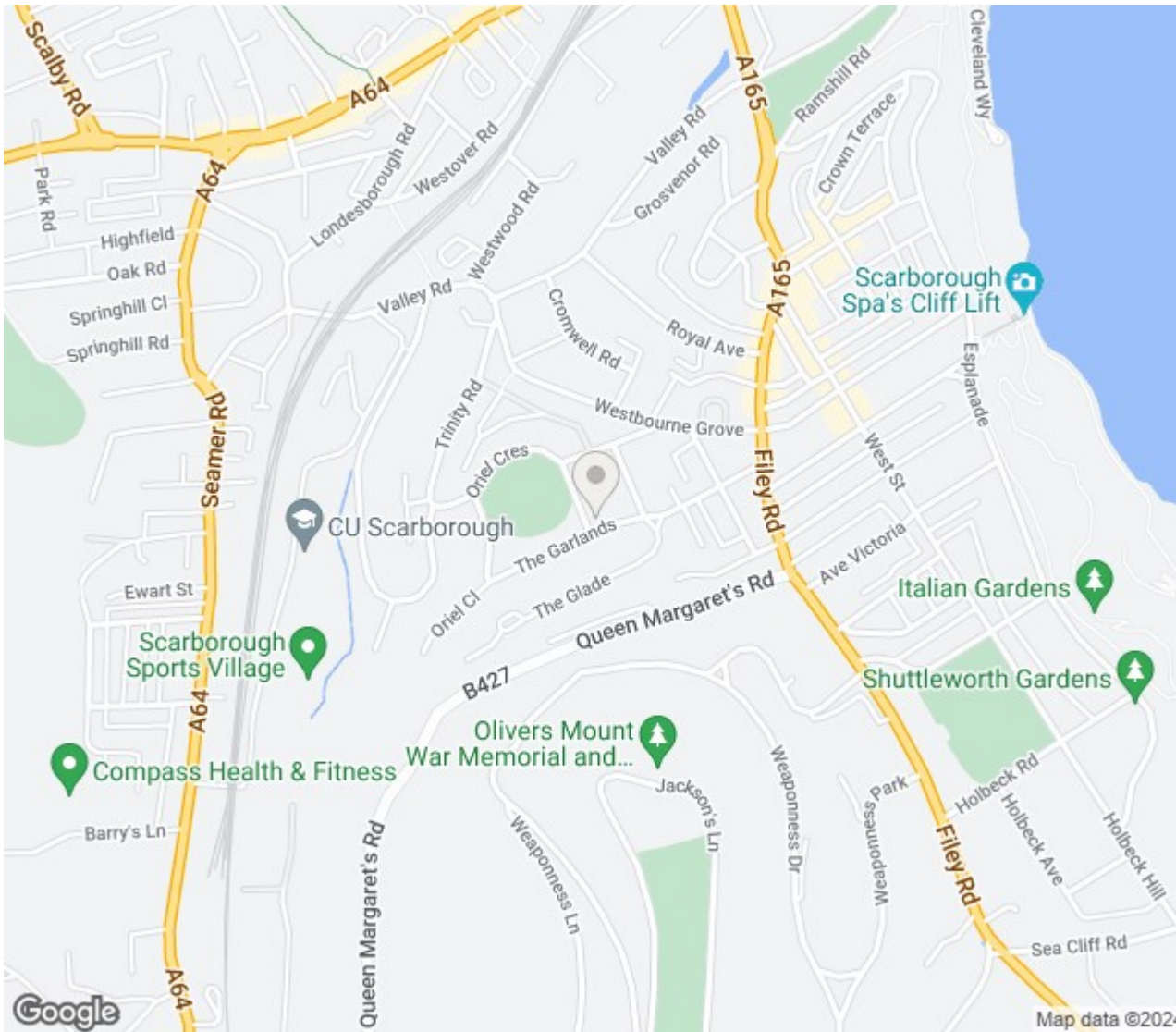
Approximate total area<sup>(1)</sup>  
1761.78 ft<sup>2</sup>  
163.67 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | [scarborough@hunters.com](mailto:scarborough@hunters.com)**



