



Disc Zone  
Mon - Sat  
9am - 5pm  
Sunday  
12 noon - 5pm  
3 hours  
No return  
within 1 hour



## Garfield Road, Scarborough, YO12 7LJ

Colin Ellis welcome to the market a THREE bedroom property set close to town. This MID TERRACED property benefits from TWO RECEPTION rooms, a three piece family bathroom and a REAR ENCLOSED yard. Offered with NO ONWARD CHAIN.

Offers Over £140,000

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## FULL

Briefly comprising of an entrance hall, bay fronted lounge, dining room, kitchen to the ground floor. The first floor benefits from three bedrooms and a three piece family bathroom. Outside the front is a gated front forecourt and to the rear is an enclosed rear yard

## ENTRANCE HALL

Stairs to first floor.

## LOUNGE

*4.4 x 3.5 (14'5" x 11'5")*

Coving, uPVC double glazed window, gas fire, single radiator and power points.

## DINING ROOM

*3.6 x 3.5 (11'9" x 11'5")*

Built in cupboard, single radiator, uPVC double glazed window and power points.

## KITCHEN

*5.2 x 2.7 (17'0" x 8'10")*

Base, wall and drawer units, wood work top, tiled splash back, space for hob, oven, fridge, freezer and washing machine, sink/drainer unit, mixer tap and power points.

## LANDING

## BEDROOM ONE

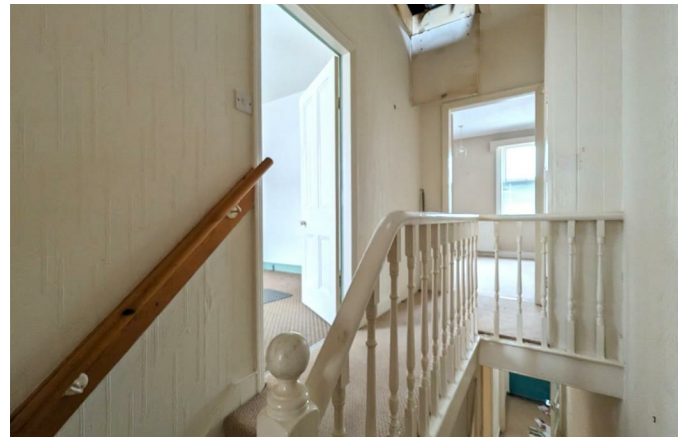
*4.6 x 3.5 (15'1" x 11'5")*

Single radiator, uPVC double glazed windows and power points.

## BEDROOM TWO

*3.6 x 2.9 (11'9" x 9'6")*

Single radiator, uPVC double glazed window and power points.



### **BEDROOM THREE**

*2.6 x 3.7 (8'6" x 12'1")*

Single radiator, uPVC double glazed window and power points.

### **BATHROOM**

*1.7 x 1.3 (5'6" x 4'3")*

Panel bath, basin with pedestal, low flush wc, electric shower over bath, uPVC double glazed window and single radiator.

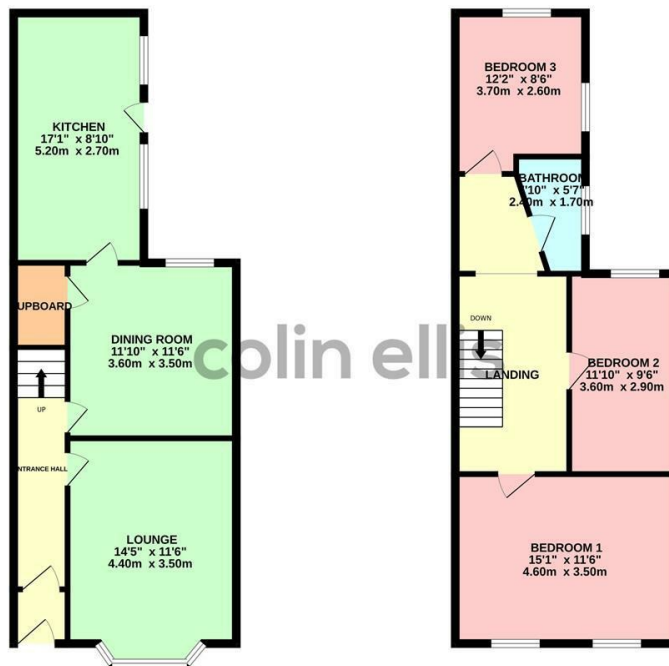
### **OUTSIDE**

Rear enclosed gated yard.



GROUND FLOOR  
551 sq.ft. (51.1 sq.m.) approx.

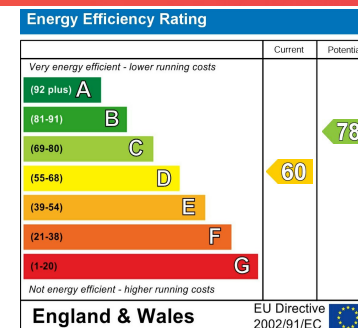
1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and appurtenant items are approximate and are for guidance only. No liability is accepted for any error or omission in the information. The plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Garfield Road - 18598753**  
**Council Tax Band - B**  
**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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