



colin ellis

## The Garlands, Scarborough, YO11 2SU

This well-kept and spacious first-floor flat offers comfortable modern living in a highly sought-after Scarborough location. Offered with no onward chain, it's an ideal opportunity for first-time buyers, downsizers, or investors. The accommodation includes two good-sized bedrooms, a lounge, and a well-appointed kitchen. An added bonus is the versatile occasional room, perfect for a home office or hobby space. The property has been maintained to a high standard throughout, providing a clean, neutral, move-in-ready home. Situated on The Garlands, the property enjoys convenient access to local amenities, transport links, and Scarborough's stunning coastline.

Guide Price £170,000





## LIVING ROOM

3.68 x 4.35 (12'0" x 14'3")

## KITCHEN

4.34 x 2.70 (14'2" x 8'10")

## DINING ROOM/BEDROOM

2.81 x 2.79 (9'2" x 9'1")

## BEDROOM

3.22 x 3.89 (10'6" x 12'9")

## BATHROOM

2.43 x 2.87 (7'11" x 9'4")

## WC

1.43 x 1.18 (4'8" x 3'10")

## OCCASIONAL ROOM

6.50 x 3.63 (21'3" x 11'10")









**Approximate total area<sup>(1)</sup>**

1118 ft<sup>2</sup>  
103.9 m<sup>2</sup>

**Reduced headroom**

125 ft<sup>2</sup>  
11.6 m<sup>2</sup>

(1) Excluding balconies and terraces

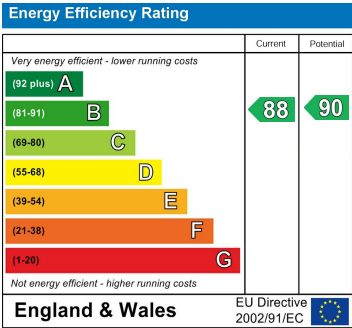
Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**The Garlands - 18743935**  
**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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