



3 Granville Road, Southcliff, Scarborough, YO11 2RA

Guide Price £275,000

- SPACIOUS MID TERRACE HOME
- BAY WINDOW FRONTAGE
- CLOSE TO LOCAL AMENITIES
- SIX BEDROOMS
- GAS CENTRAL HEATING
- ORNATE CEILING COVING
- FEATURE FIREPLACES
- POPULAR SOUTHSIDE LOCATION

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Andrew Cowen Estate Agents are proud to present to the market this **SPACIOUS SIX BEDROOM TERRACED FAMILY HOME** situated nearby the **FAMED ESPLANADE AREA OF SCARBOROUGH**, **BOASTING A FULL-SIZE BAY WINDOW TO THE FRONT** allowing plenty of natural light to flood through, has **GAS CENTRAL HEATING** and mainly single glazed wooden windows, being close to a wealth of local amenities and the nearby South Bay Beach, **WITH NO ONWARD CHAIN**, this property would make a fantastic family home or for those looking to upsize.



Council Tax Band: C

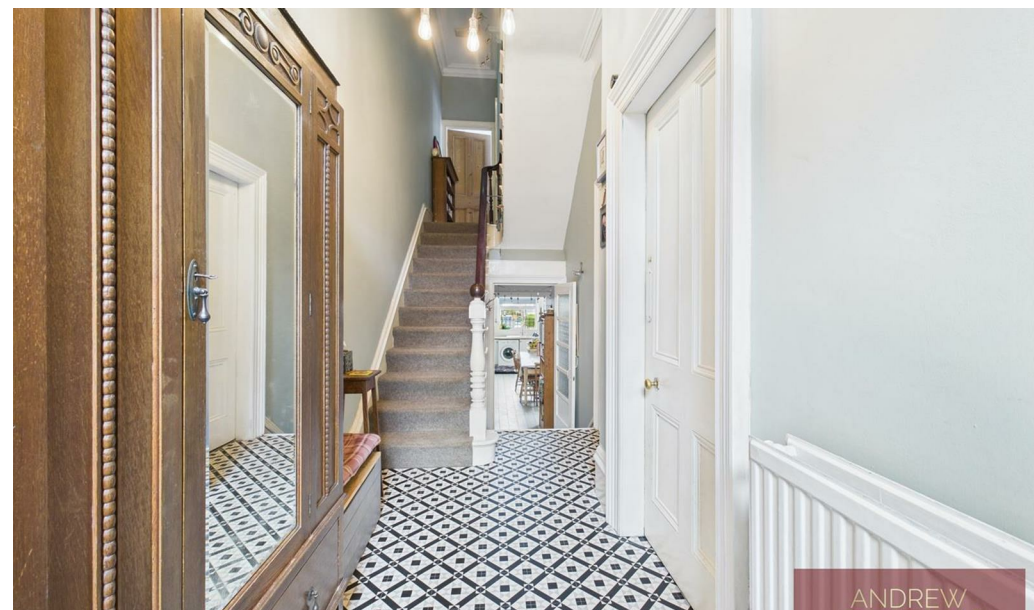


The property briefly comprises, entrance and hallway leading to two spacious living areas both offering feature fireplaces, with the front living area benefiting from a full-size front bay window, a few steps down there is the kitchen/dining area with a range of wall and base units and plenty of worktop space. To the first floor are two double bedrooms and one single, with the master bedroom benefiting from a bay window, and a family shower room and separate WC on first floor half landing. To the second floor are three double bedrooms and a three-piece family bathroom on the second-floor half landing.

Externally the property offers an outdoor yard area, great for entertaining family and friends.

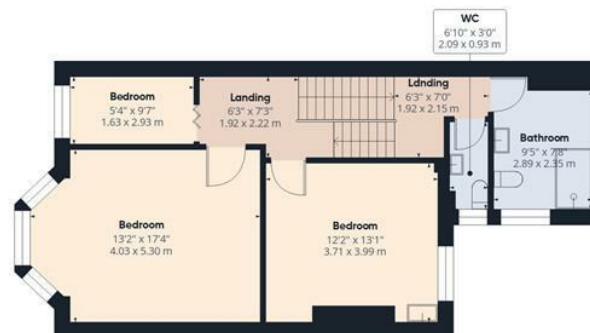
Nearby are plenty of local amenities on Ramshill Road shopping parade which includes, convenience stores, pubs, eateries, hotels, pharmacy and much more. There are also two major supermarkets located nearby as well as public transport links and Scarborough train station providing access to Malton, York and beyond. Located nearby is Scarborough's South Bay and sandy beach making this an excellent full-time residence.

DON'T MISS OUT ON THIS GEM, Viewing is essential to appreciate the space that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1908 ft²

177.4 m²

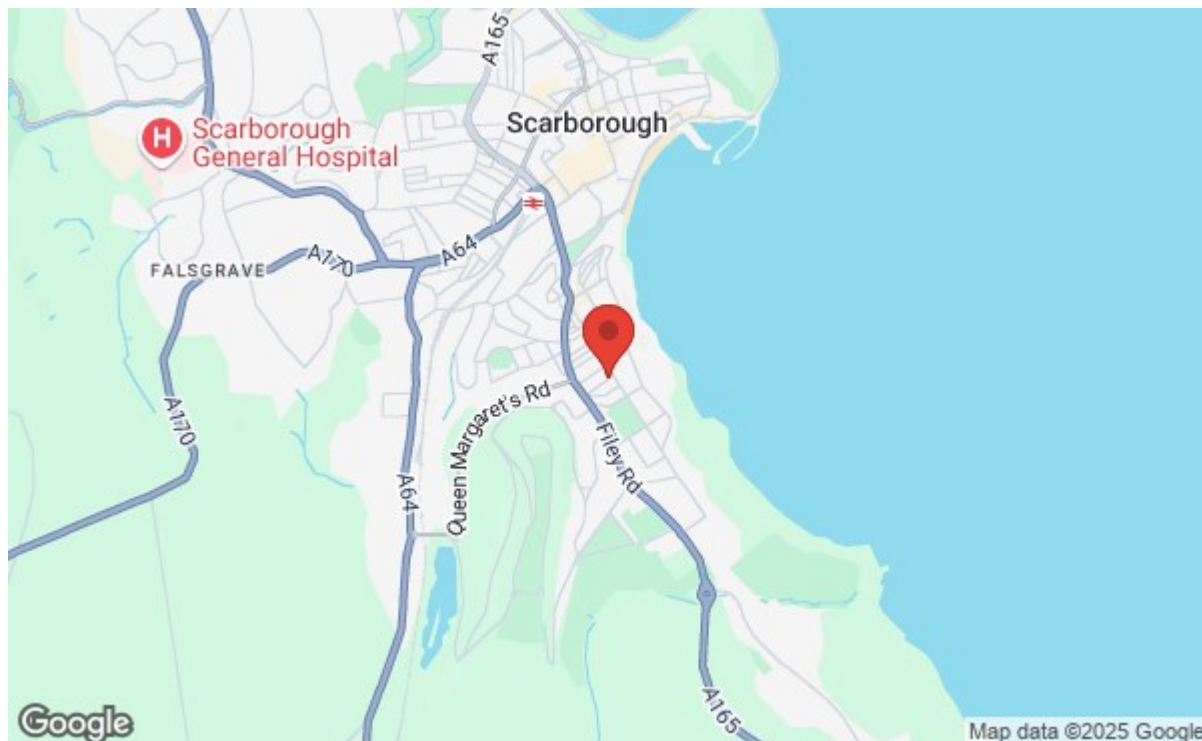
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

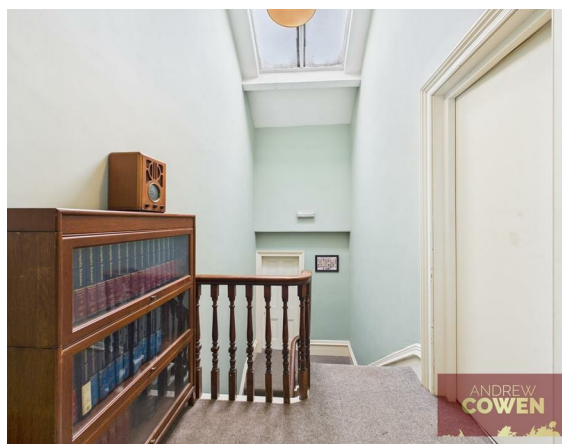
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Energy Efficiency Rating

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



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