



colin ellis




# Garfield Road,
## Scarborough, YO12 7LJ

**Guide Price** £160,000

A well-proportioned two-bedroom mid-terrace house situated on Garfield Road in Scarborough, offering comfortable living accommodation arranged over two floors. The property briefly comprises an entrance hall, leading into a spacious living room, dining area, and kitchen to the rear. To the first floor are two bedrooms and a family bathroom. Externally, the property benefits from a rear yard, providing useful outdoor space. An ideal property for a first-time buyer, couple or investor, with a practical layout and convenient access to the amenities and attractions of Scarborough.

2 | 1 | 1 | EPC C

**ENTRANCE HALL**
*0.89 x 3.00 (2'11" x 9'10")*

**LIVING ROOM**
*3.21 x 3.91 (10'6" x 12'9")*

**DINING ROOM**
*3.31 x 3.62 (10'10" x 11'10")*

**KITCHEN**
*2.20 x 3.54 (7'2" x 11'7")*

**BEDROOM**
*4.26 x 3.26 (13'11" x 10'8")*

**BATHROOM**
*2.16 x 2.34 (7'1" x 7'8")*

**WC**
*1.40 x 1.20 (4'7" x 3'11")*

**BEDROOM**
*2.58 x 3.61 (8'5" x 11'10")*





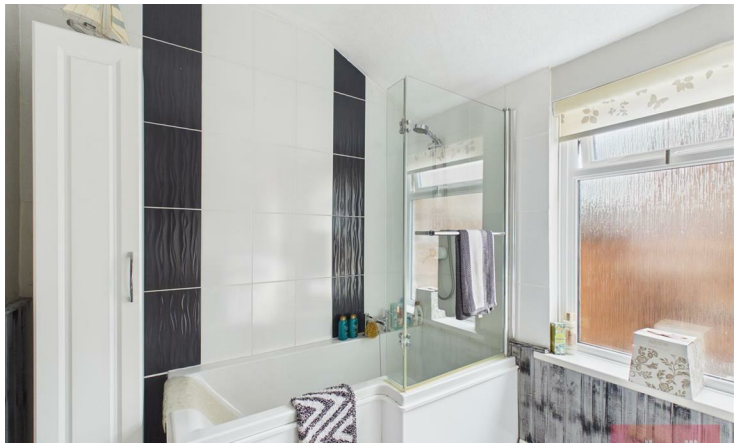





Hotpoint














**Approximate total area**(1)

756 ft²
70.3 m²

**Reduced headroom**

4 ft²
0.4 m²

(1) Excluding balconies and terraces

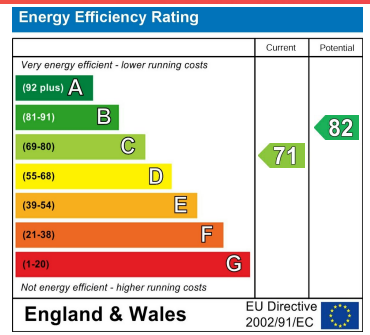
Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

## Garfield Road - 18832297
## 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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Tel: 01723 363565
E-mail: info@colinellis.co.uk

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