



## 3 Garfield Road

Manor Road Area, Scarborough, YO12 7LJ

Guide Price £160,000



2



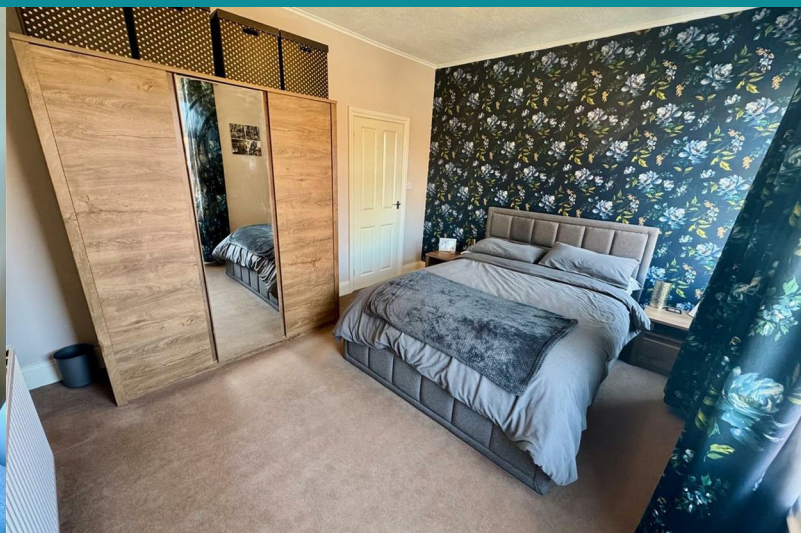
1



1



E



# 3 Garfield Road

Manor Road Area, Scarborough, YO12 7LJ

Guide Price £160,000



## 3 Garfield Road

We are pleased to offer to the market this two-bedroom terraced property, located on Garfield Road well placed for access to local amenities, schools and transport links.

The accommodation briefly comprises a front-facing lounge opening through to a dining area, creating a light and versatile through room ideal for both relaxing and entertaining, along with a kitchen to the rear.

To the first floor are two well-proportioned bedrooms and a family bathroom, offering comfortable accommodation suited to a range of buyers including first-time purchasers, couples or investors.

Externally, the property benefits from two cellar storage areas located beneath the property, an enclosed rear yard, providing a low-maintenance outdoor space.

The property is conveniently situated to take advantage of Scarborough's town centre, local shops and coastal attractions, making it an appealing option for both owner occupiers and those seeking an investment opportunity.

Early viewing is recommended to appreciate the accommodation and location on offer, please call

our friendly sales team on 01723 350077 to arrange.

### Lounge

12'7" x 10'11" (3.84 x 3.35)

### Dining Room

12'11" x 10'11" (3.94 x 3.35)

### Kitchen

11'8" x 7'8" (3.58 x 2.36)

### Bedroom 1

13'7" x 10'9" (4.15 x 3.30)

### Bedroom 2

12'10" x 8'7" (3.92 x 2.63)

### Bathroom

11'3" x 7'8" (3.44 x 2.36)

### Directions

What 3 Words

Swan.shakes.cases

### HMRC

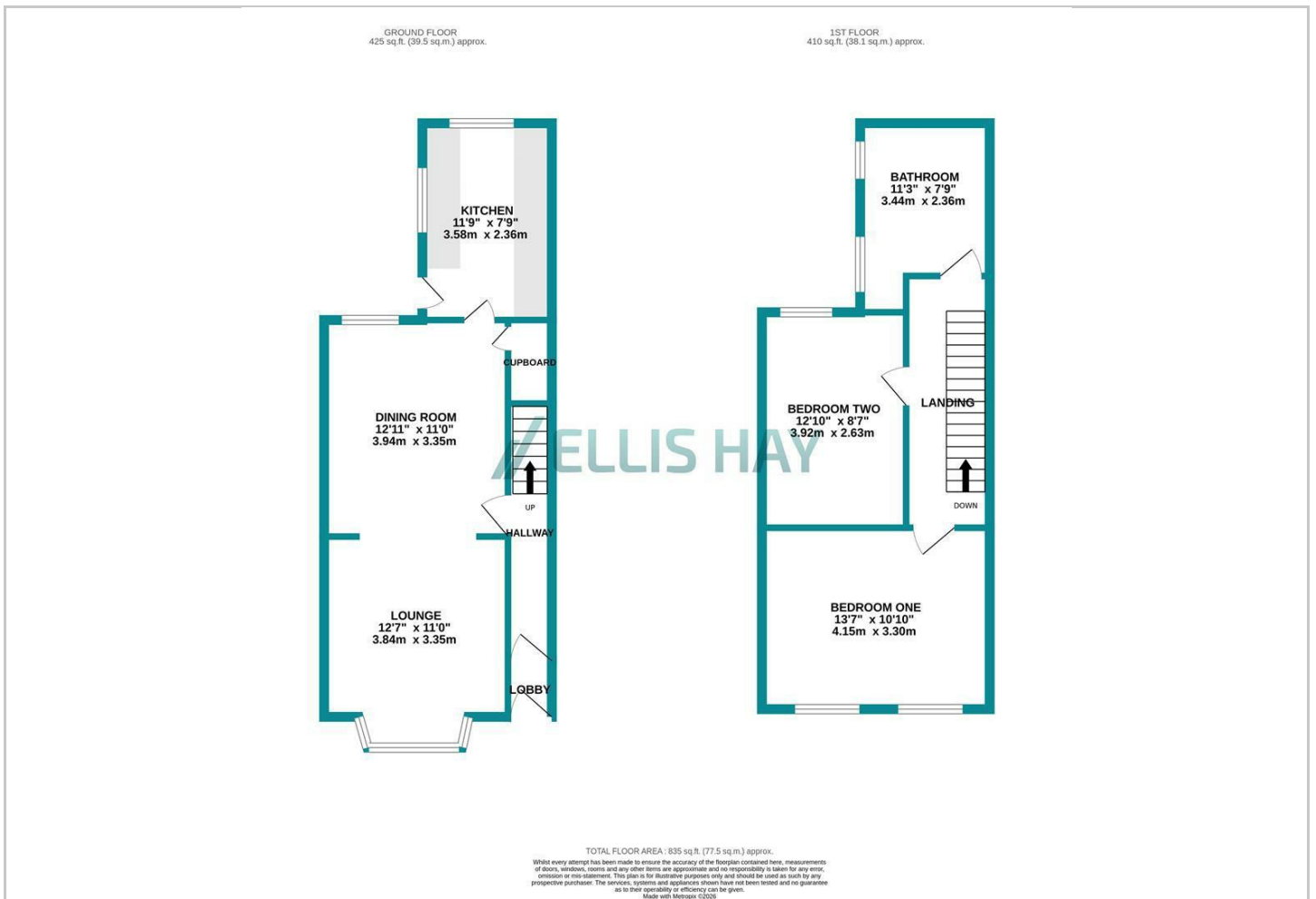
If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.



## Hybrid Map



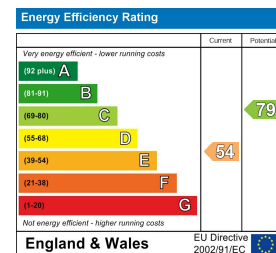
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.