



**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

3 Manor Gardens, Scarborough

Guide Price £197,500



## 3 Manor Gardens

### Scarborough

- THREE BEDROOM SEMI DETACHED HOME
- IDEAL FIRST TIME BUY/FAMILY HOME
- SPACIOUS OPEN PLAN KITCHEN/DINER
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- ENCLOSED REAR GARDEN WITH LAWN
- POPULAR RESIDENTIAL LOCATION

We are delighted to present this attractive three bedroom semi-detached home, ideally situated in a popular residential location and perfectly suited to first time buyers or families.

The property welcomes you with an entrance hall with stairs up to the first floor, understairs storage and a door leading to a spacious open plan kitchen/diner that forms the heart of the home with double doors out to the rear gardens. Also to the ground floor lies a light and airy bay fronted lounge with a fireplace. Upstairs, you will find three bedrooms, along with a family bathroom and a separate WC. Externally the property benefits from an enclosed garden to the rear with lawn.

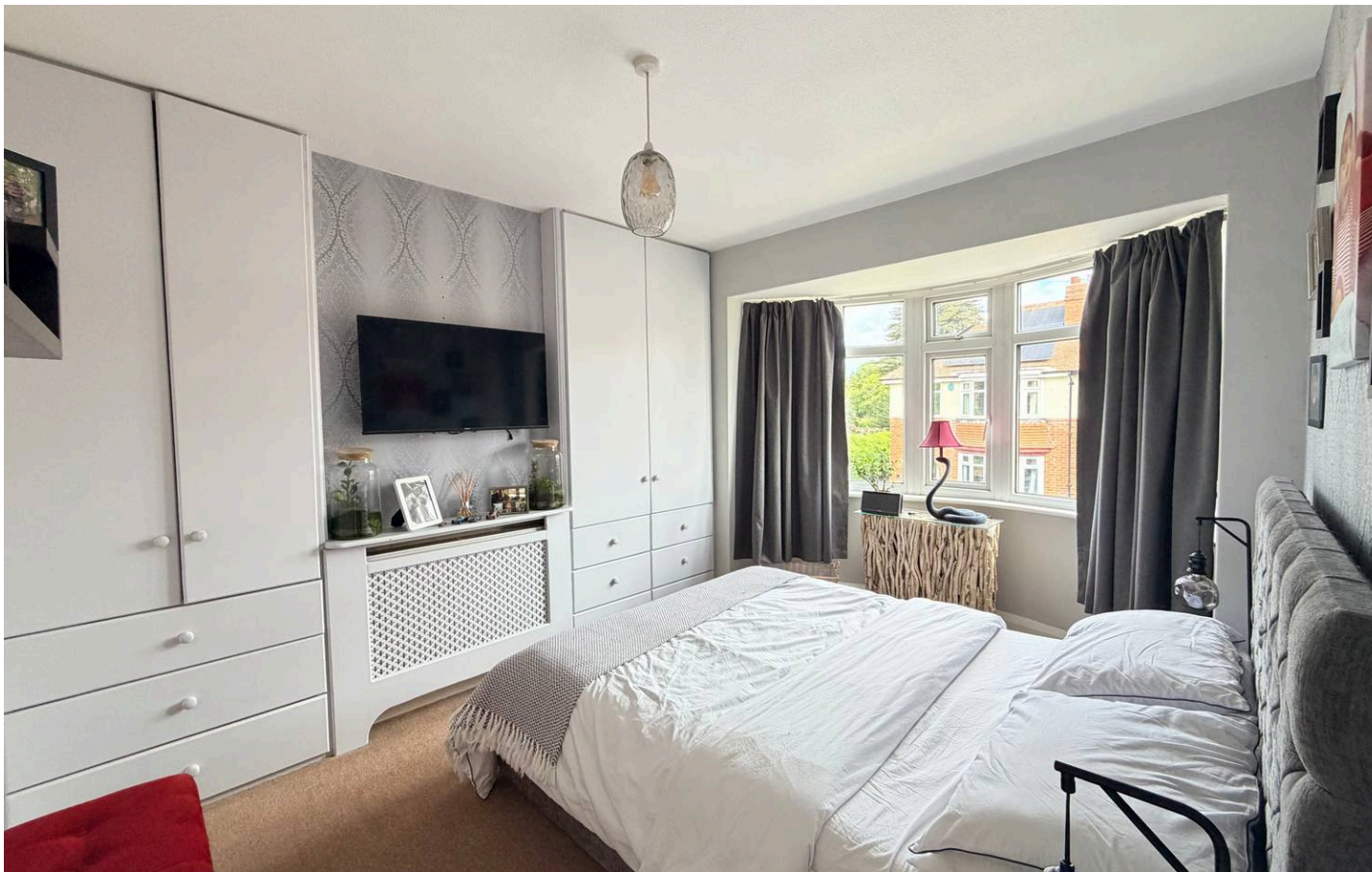
Located within easy reach of local amenities, reputable schools, and excellent transport links, this property combines convenience with comfort.

Offered to the market with NO ONWARD CHAIN, early viewing is highly recommended to fully appreciate all that this wonderful home has to offer. Book your appointment today to avoid disappointment.

Council Tax band: B

Tenure: Freehold





## GROUND FLOOR

### Entrance Hall

11' 2" x 6' 7" (3.40m x 2.00m)

### Lounge

13' 1" x 11' 2" (4.00m x 3.40m)

### Dining Room

10' 10" x 10' 10" (3.30m x 3.30m)

### Kitchen

7' 7" x 6' 11" (2.30m x 2.10m)

## FIRST FLOOR

### Landing

8' 6" x 6' 11" (2.60m x 2.10m)

### Bedroom One

13' 1" x 10' 10" (4.00m x 3.30m)

### Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)

### Bedroom Three

7' 3" x 6' 11" (2.20m x 2.10m)

### Bathroom

6' 11" x 5' 3" (2.10m x 1.60m)

### Separate WC

4' 7" x 2' 7" (1.40m x 0.80m)

### HMRC

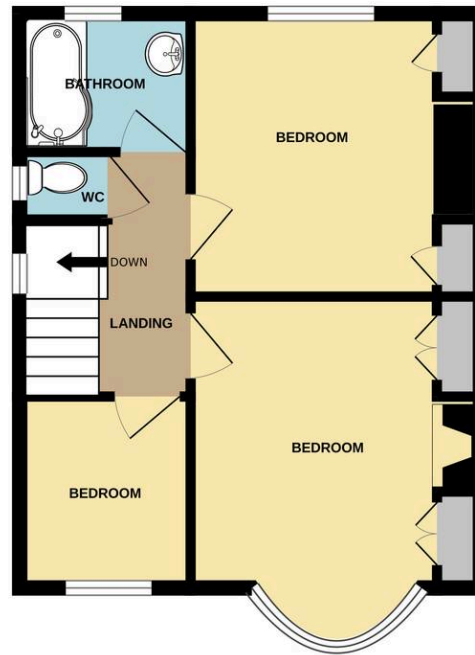
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

## Interested?

Contact our friendly team today  
☎ 01723 352235 | 📧 sales@cphproperty.co.uk

With you every step of the way



**Sales, Lettings & Commercial**  
ESTATE AGENTS & CHARTERED SURVEYORS  
19 St. Thomas Street, Scarborough YO11 1DY



rightmove Zoopla.co.uk PrimeLocation.com

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132