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22 Greenfield Road, Scarborough

Guide Price £195,000

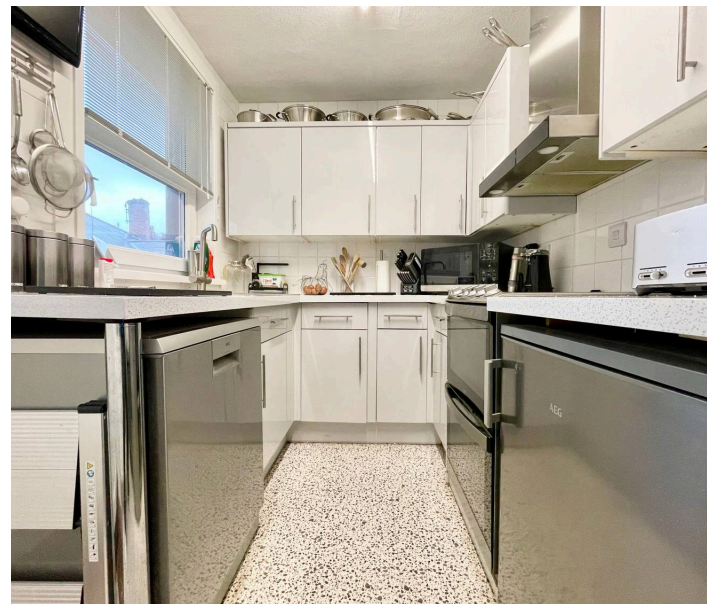


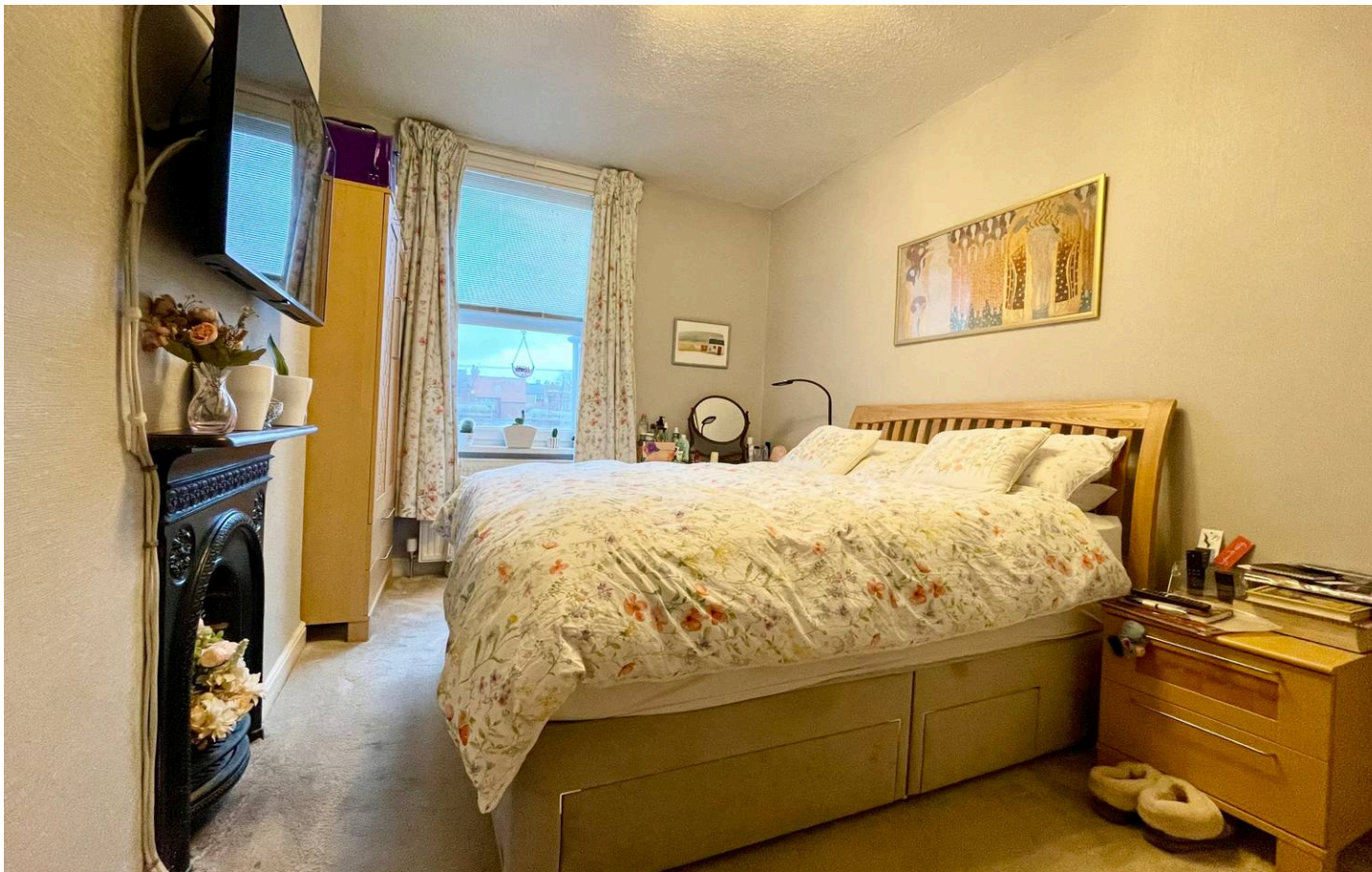
## 22 Greenfield Road

Scarborough, Scarborough

- Beautifully presented four bedroom end of terrace Victorian town house
- Two reception rooms and modern kitchen
- Large cellar area divided as two rooms
- Family bathroom and separate WC
- Gas heated and double glazed
- Arranged over four floors, located close to south cliff and convenient for local amenities

We are delighted to present this beautifully presented four bedroom end of terrace Victorian town house, arranged over four impressive floors and ideally located close to the sought-after South Cliff with convenient access to local amenities. The property boasts a wealth of period charm, seamlessly combined with modern comforts, including gas central heating and double glazing throughout. The inviting ground floor features two elegant reception rooms, perfect for both relaxing and entertaining, complemented by a stylish and contemporary kitchen designed for every-day living. The spacious accommodation continues below with a large cellar area thoughtfully divided into two versatile rooms, offering excellent potential for storage, a home gym, or a creative workspace. Upstairs, four well-proportioned bedrooms provide flexible living options for families or professionals, while the family bathroom and separate WC add further convenience for busy households. This delightful town house is perfectly suited for those seeking character and space in a prime location, with the added benefit of being within easy reach of reputable schools, shops, and transport links. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.





## Ground floor

### Entrance hall

11' 6" x 3' 7" (3.50m x 1.10m)

### Lounge

14' 1" x 11' 10" (4.30m x 3.60m)

### Dining room

13' 5" x 12' 10" (4.10m x 3.90m)

### Kitchen

9' 6" x 6' 7" (2.90m x 2.00m)

## Basement level

### Cellar room one

16' 1" x 13' 9" (4.90m x 4.20m)

### Cellar room two

9' 10" x 6' 11" (3.00m x 2.10m)

## First floor

### Bedroom one

11' 10" x 11' 10" (3.60m x 3.60m)

### Bedroom two

13' 5" x 9' 10" (4.10m x 3.00m)

### Bathroom

9' 6" x 6' 7" (2.90m x 2.00m)

### WC

5' 7" x 3' 3" (1.70m x 1.00m)

## Second floor

### Bedroom three

16' 1" x 10' 10" (4.90m x 3.30m)

### Bedroom four

13' 1" x 10' 2" (4.00m x 3.10m)

### Please note:

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.





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.  
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With you every step of the way



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