







£400,000 23 THE GARLANDS, SCARBOROUGH, YOLL 2SU

- Four Bedrooms
- Separate One Bedroom Annex
- Cinema Room
- Low Maintenance Gardens

A BEAUTIFUL WELL-PRESENTED SEMI-DETA CHED HOUSE IN THIS STUNNING LOCATION OVERLOOKING THE BEAUTIFUL ORIEL CRICKET GROUND ON THE SOUTH SIDE OF SCARBOROUGH. THIS MULTI GENERATION PROPERTY WHICH HAS BEEN UPGRADED AND RENOVATED BY THE CURRENT OWNERS OFFERS FOUR BEDROOMS TO THE MAIN HOUSE, GENEROUS RECEPTION SPACE, CINEMA ROOM, LOW MAINTENANCE GARDENS AND SELF-CONTAINED HOLIDAY APARTMENT OR ANNEX.





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regents note. Writist every care has been taken to prepare these sailes particulars, mey are or guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





GROUND FLOOR 950 sq ft. (88.2 sq m.) approx





1ST FLOOR 899 sq ft. (83.5 sq.m.) approx

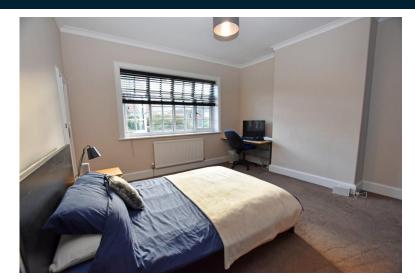
TOTAL FLOOR AREA: 2538 sq.ft. (235.8 sq.m.) approx.





Property Description

This fantastic property when briefly described comprises, entrance porch, hallway, dual aspect, open plan lounge diner with bay windows to both the front and rear of the property and large L shaped kitchen diner to the ground floor. On the first floor are four well-appointed bedrooms, modern shower room and laundry store. On the lower ground floor is a private cinema room and access to the self-contained annex which is currently utilised as a successful holiday let. Stunning views across Oriel cricket ground and lovely low maintenance gardens.









GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE 19' 2" x 15' 5" (5.84m x 4.7m)

DINING ROOM $18' \times 13' 2'' (5.49m \times 4.01m)$

KITCHEN/DINER 25' x 13' (7.62m x 3.96m) L-shaped Max.

FIRST FLOOR

LANDING

BEDROOM 14' 8" x 13' 3" (4.47m x 4.04m)

BEDROOM 14' 4" x 13' 3" (4.37m x 4.04m)

BEDROOM $11'3" \times 10' (3.43m \times 3.05m)$

BEDROOM $11'3" \times 6'4" (3.43m \times 1.93m)$

BATHROOM $10' \times 8' (3.05 \text{m} \times 2.44 \text{m})$

LOWER GROUND FLOOR

HALL

CINEMA ROOM 17' 2" x 12' 8" (5.23m x 3.86m)

ANNEX

ANNEX HALL

BEDROOM 18' 2" x 13' (5.54m x 3.96m)

RECEPTION ROOM 13' 9" x 10' 2" (4.19m x 3.1m) max

10' 3" x 6' (3.12m x 1.83m) max

SHOWER ROOM

OUTSIDE

GARDENS

PARKING