



**£400,000**

23 THE GARLANDS, SCARBOROUGH, YO11 2SU

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

A BEAUTIFUL WELL-PRESENTED SEMI-DETACHED 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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**

- ENTRANCE PORCH
- HALLWAY
- LOUNGE  
19' 2" x 15' 5" (5.84m x 4.7m)
- DINING ROOM  
18' x 13' 2" (5.49m x 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" x 10' (3.43m x 3.05m)
- BEDROOM  
11' 3" x 6' 4" (3.43m x 1.93m)
- BATHROOM  
10' x 8' (3.05m x 2.44m)

**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

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

**SHOWER ROOM**

**OUTSIDE**

- GARDENS
- PARKING

**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.

