



£200,000

23 MANOR GARDENS, SCARBOROUGH, YO12 7RS

- Semi-Detached House
- Three Bedrooms
- Convenient Location
- Gardens And Garage

SITUATED IN THIS CONVENIENT LOCATION IS THIS THREE BEDROOM SEMI-DETACHED HOUSE, WITH LOW MAINTENANCE GARDENS, GARAGE AND OFF-STREET PARKING. IN NEED OF SOME UPDATING YET STILL PERFECTLY LIVABLE ALLOWING THE PURCHASER TO DO WORKS AS THEY GO ALONG.

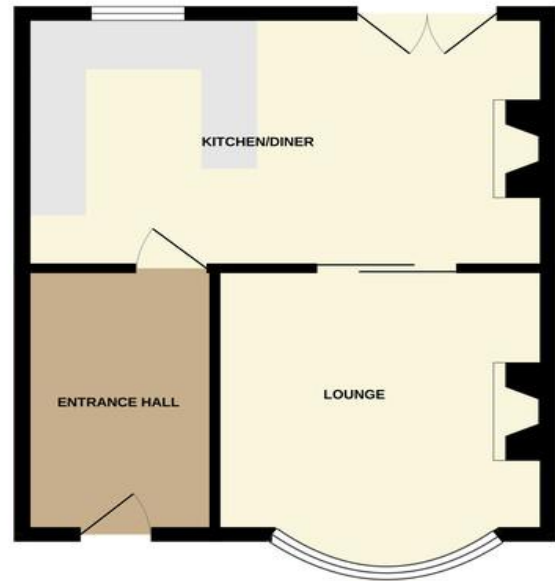


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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

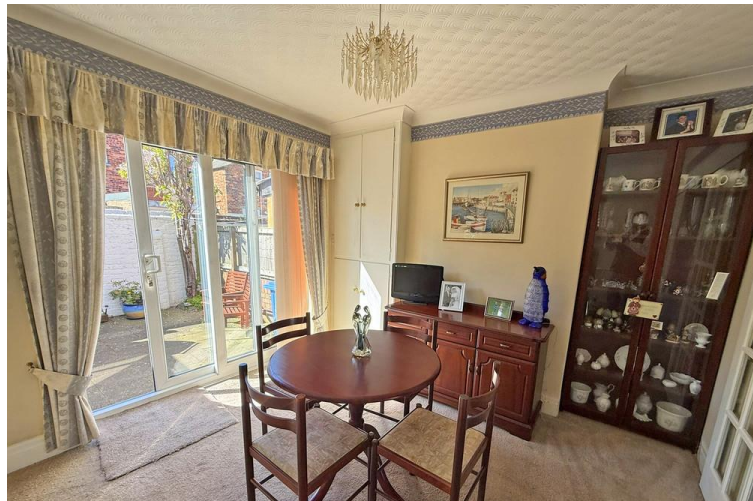


1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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.
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Property Description

Conveniently located with town centre and north bays amenities close to hand this property when briefly described comprises entrance hall, bay fronted lounge, open plan kitchen diner with French door to the rear garden. On the first floor are three bedrooms and a shower room. Externally, low maintenance gardens to the rear with garage accessed via the rear carriageway, gated off street parking to the front.



GROUND FLOOR

HALLWAY

KITCHEN/DINER
18' 8" x 10' 4" (5.69m x 3.15m)

LOUNGE
12' 10" x 11' 10" (3.91m x 3.61m)

FIRST FLOOR

LANDING

BEDROOM
13' x 11' 1" (3.96m x 3.38m)

BEDROOM
10' 9" x 10' 5" (3.28m x 3.18m)

BEDROOM
7' 4" x 6' 4" (2.24m x 1.93m)

SHOWER ROOM

OUTSIDE

GARDENS

GARAGE