



**£425,000**

8 FULFORD ROAD, SCARBOROUGH, YO11 2SH

- Period Semi Detached Villa
  - Five Bedrooms
  - Beautiful Presentation
  - Gardens And Driveway
- A MAJESTIC PERIOD FAMILY HOME SITUATED IN THIS WELL-REGARDED SOUTH CLIFF LOCATION, BEAUTIFUL PRESENTATION THROUGHOUT WITH FIVE WELL APPOINTED BEDROOMS, TWO BATHROOMS, OFF STREET PARKING AND LOVELY GARDENS TO THE REAR.



**TIPPLE UNDERWOOD ESTATE AGENTS**  
 3 Coldyhill Lane, Scarborough, North  
 Yorkshire, YO12 6SF

**CONTACT**  
[www.tippleunderwood.co.uk](http://www.tippleunderwood.co.uk)  
 01723 350299  
[mail@tippleunderwood.co.uk](mailto:mail@tippleunderwood.co.uk)

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





TOTAL FLOOR AREA: 2428 sq.ft. (225.6 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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**GROUND FLOOR**

- ENTRANCE HALL
- LOUNGE  
18' 6" x 16' (5.64m x 4.88m)
- DINING ROOM  
15' 3" x 14' 6" (4.65m x 4.42m)
- KITCHEN  
14' 10" x 10' 8" (4.52m x 3.25m)
- UTILITY ROOM  
9' 6" x 7' 6" (2.9m x 2.29m)
- CLOAKROOM

**FIRST FLOOR**

- LANDING
- BEDROOM  
16' x 15' 10" (4.88m x 4.83m)
- BEDROOM  
14' 10" x 11' 9" (4.52m x 3.58m)
- BEDROOM  
14' 10" x 12' (4.52m x 3.66m)
- BATHROOM
- WC

**SECOND FLOOR**

- LANDING
- BEDROOM  
15' 10" x 15' 10" (4.83m x 4.83m)
- BEDROOM  
14' 10" x 12' (4.52m x 3.66m)

- SHOWER ROOM
- STOREROOM

**OUTSIDE**

- GARDEN
- PARKING

**Property Description**

This family home when briefly described comprises, stunning entrance hall with period tiled floor, bay fronted lounge, dining room, recently fitted kitchen, utility room and cloakroom/wc to the ground floor, to the first floor are three large double bedrooms, house bathroom and separate w/c. To the second floor are two further double bedrooms and shower room. Externally are private gardens and off-street parking to the front which is rare in this area. The property has recently had double glazing installed.

