



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**£275,000**

1 WOODVILLE AVENUE, SCARBOROUGH, YO12 6DL

- Semi-Detached Extended House
- Three Bedrooms
- Open Plan Living Kitchen
- Integral Garage

SITUATED ON A QUIET CUL DE SAC IN THE EVER-POPULAR NORTH SIDE NEWLANDS LOCATION OF SCARBOROUGH IS THIS WELL PRESENTED AND EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED HOUSE. SUPERB OPEN PLAN LIVING KITCHEN DINER, LOW MAINTENANCE GARDENS, TWO BATHROOMS, FURTHER POTENTIAL TO CREATE MORE BEDROOMS.



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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  
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 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

This good-looking semi-detached house when briefly described comprises, entrance hall, bay fronted lounge, open plan lounge/dining kitchen and integral garage to the ground floor. On the first floor are three well-appointed bedrooms, bathroom and shower room which could be reconfigured to lose a shower room and create a fourth bedroom. There is also a boarded loft room above. The house has low maintenance gardens and is close proximity to a wealth of local amenities and attractions.



### GROUND FLOOR

ENTRANCE HALL

LOUNGE  
14' 9" x 11' 5" (4.5m x 3.48m)

KITCHEN  
15' 2" x 16' 5" (4.62m x 5m) L shaped max

LOUNGE/DINER  
21' 6" x 10' 4" (6.55m x 3.15m)

### FIRST FLOOR

LANDING

BEDROOM  
15' x 10' 6" (4.57m x 3.2m)

BEDROOM  
11' 8" x 10' 6" (3.56m x 3.2m)

BEDROOM  
16' 2" x 7' 5" (4.93m x 2.26m)

BATHROOM

SHOWER ROOM

LOFT ROOM

### OUTSIDE

GARDEN

GARAGE