



Lenamore, Manor Avenue

Woodlands, Scarborough, YO12 5JR

Guide Price £180,000



Situated on the highly sought-after Manor Avenue, this three-bedroom semi-detached home enjoys a fantastic location close to local schools, the town centre, a nearby park, and Scarborough Hospital. The convenient setting makes it an ideal choice for families, professionals, or anyone looking for easy access to amenities.

The property itself offers well-proportioned accommodation throughout, including two reception rooms providing flexible living and dining space, along with a fitted kitchen. Upstairs, there are three bedrooms and a family bathroom. Outside, the home benefits from off-road parking and a rear hard garden, perfect for outdoor enjoyment.

This property presents an excellent opportunity for buyers seeking a spacious home in a prime location. Early viewing is highly recommended – contact our friendly sales team on 01723 350077 to arrange your visit



Front Entrance

Porch

Hallway

Lounge 14'4" x 12'8" (4.38 x 3.88)

Dining Room 12'8" x 12'3" (3.88 x 3.74)

Kitchen 9'1" x 6'5" (2.78 x 1.98)

Bedroom 1 12'6" x 12'1" (3.83 x 3.70)

Bedroom 2 12'3" x 10'8" (3.74 x 3.26)

Bedroom 3 7'1" x 6'7" (2.16 x 2.03)

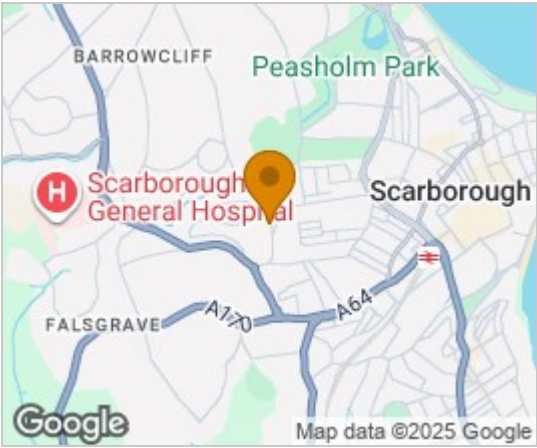
Bathroom 6'5" x 5'10" (1.98 x 1.78)

W.C 3'5" x 3'3" (1.06 x 1.00)

Outside

With driveway to the side, lawned area at the front, covered car port and hard landscaped garden at the rear.

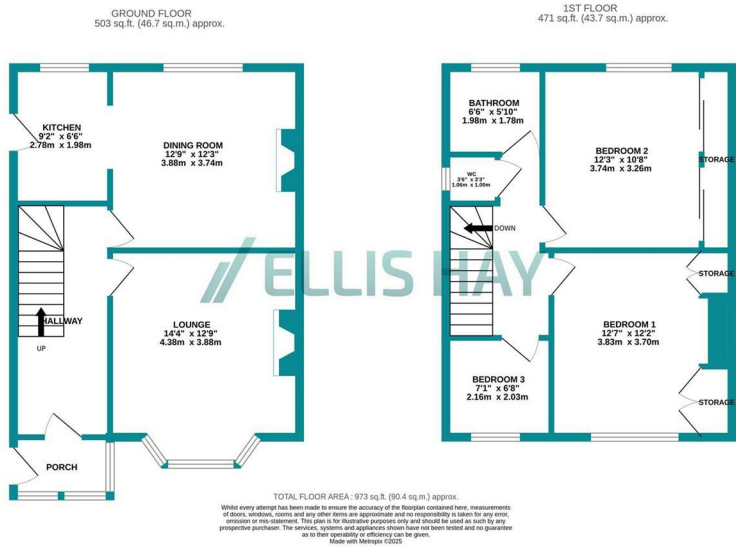
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	78
England & Wales		EU Directive 2002/91/EC

Council Tax Band: C

Tenure: Freehold



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