



**Woodall Avenue, Scarborough**

YO12 7TH

**£260,000**



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**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Woodall Avenue, Scarborough

## DESCRIPTION

Welcome to these exceptional two freehold flats, where space, style, and versatility come together. This residence offers a perfect blend of modern convenience and flexible living, making it an ideal choice for families or those seeking a home with plenty of room to grow or alternatively an investor looking to purchase buy to lets or holiday let accommodation!

The ground floor offers a one-bedroom apartment with a blend of comfort and convenience, featuring a spacious bay-fronted bedroom that floods the room with natural light and provides a perfect spot for relaxation or entertaining. The well-appointed kitchen is designed for functionality, offering ample storage and modern appliances. The bedroom is generously sized, providing a cosy retreat, while the bathroom is complete with contemporary fixtures and fittings. The first-floor maisonette boasts spacious living with three generously sized bedrooms and two modern bathrooms. The bright and airy lounge offers a welcoming space for relaxation and entertaining, while the property's thoughtful layout ensures privacy and comfort across all rooms. Step outside and discover the charming courtyard, a perfect oasis for outdoor dining, gardening, or simply enjoying some fresh air in a private and peaceful setting.

This property is a rare find, offering flexible living spaces and modern amenities in a home that is ready to accommodate your every need. Don't miss the chance to make this distinctive house your forever home!







**Approximate total area<sup>(1)</sup>**  
 1448.07 ft<sup>2</sup>  
 134.53 m<sup>2</sup>

**Reduced headroom**  
 18.62 ft<sup>2</sup>  
 1.73 m<sup>2</sup>

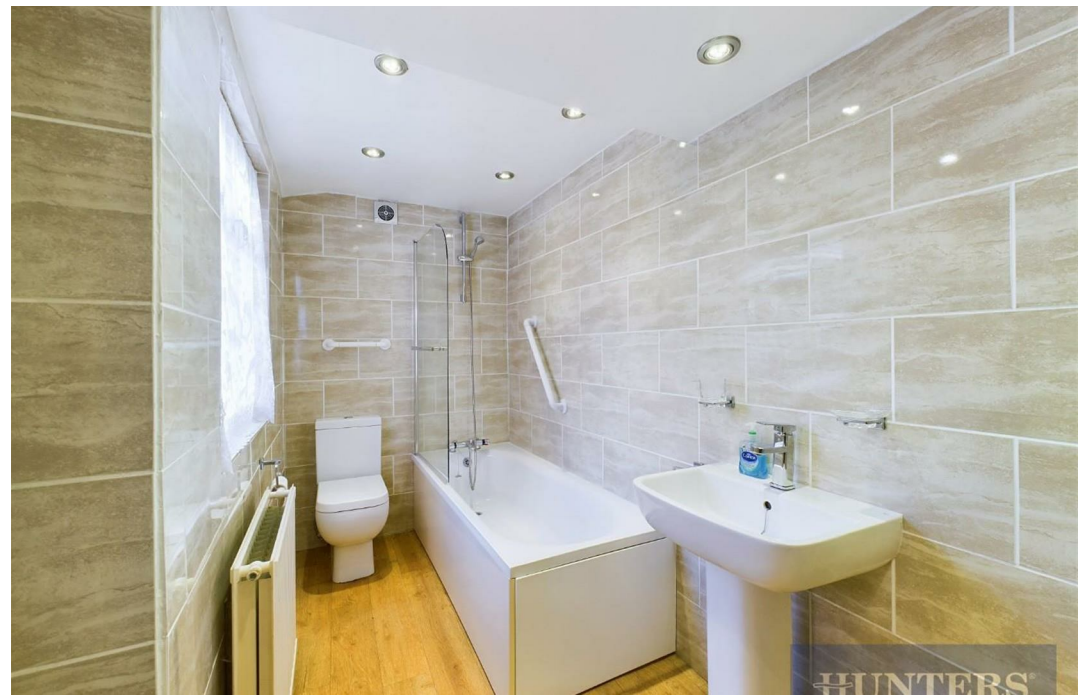
(1) Excluding balconies and terraces

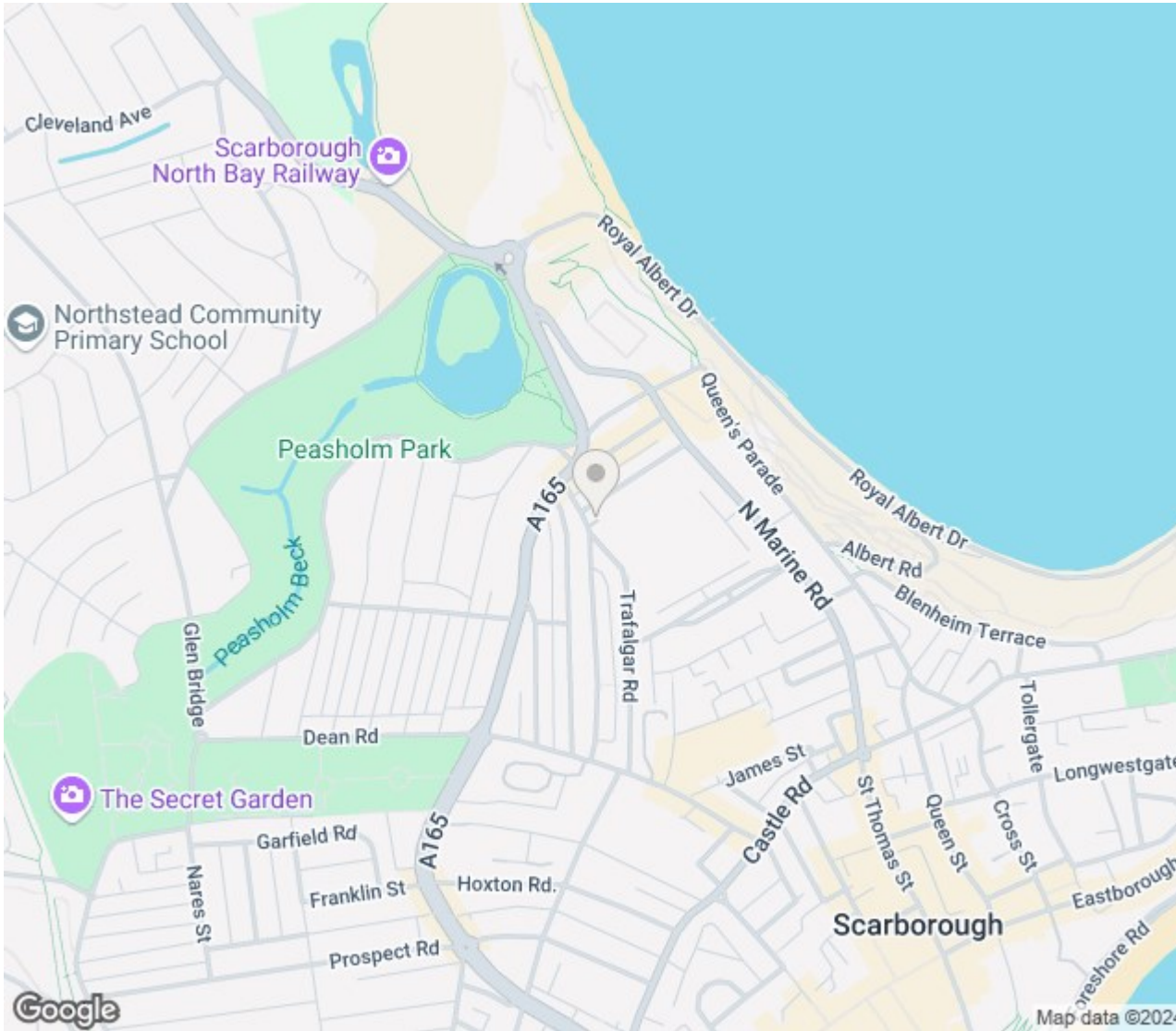
Reduced headroom  
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | [scarborough@hunters.com](mailto:scarborough@hunters.com)**







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.