



## Weydale Avenue, , Scarborough, YO12 6AU

- Two cosy bedrooms
- Spacious kitchen area
- Close to local amenities
- Ideal for small families
- One modern bathroom
- Inviting dining space
- Near public transport
- Viewing recommended

**Offers In Excess Of £125,000**





# Weydale Avenue, , Scarborough, YO12 6AU

## DESCRIPTION

Hunters are pleased to present this spacious first-floor, two-bedroom flat on Weydale Avenue in Scarborough, offering generous accommodation and a well-planned layout throughout.

The property features a large front-facing living room, providing an ideal space for relaxing or entertaining. A central dining room connects the main living areas, creating a practical flow between rooms and adding versatility to the layout.

Positioned to the rear, the kitchen offers a functional arrangement with space for appliances. There are two well-proportioned double bedrooms, each offering comfortable and light-filled accommodation. The bathroom sits conveniently between the living spaces and bedrooms.

Externally, the property benefits from residents' parking and a garage, providing secure storage and reliable off-street parking—an excellent advantage in this popular residential area.

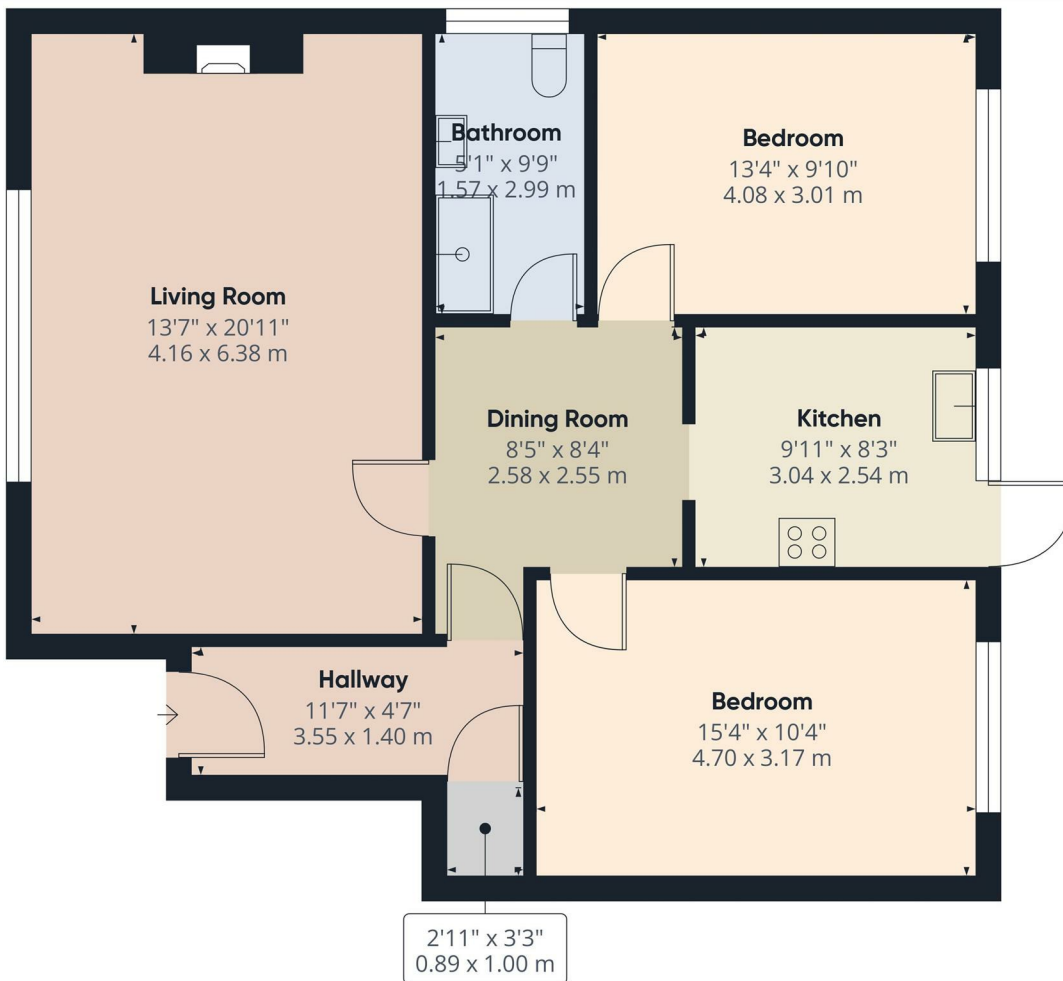
Situated on Weydale Avenue on the north side of town, the location provides a wealth of amenities including the Newlands shops, North Cliff Golf Course, various North Bay facilities, the Alpamare, Northstead School and walking distance to the North Bay Beach.











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HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>  
864 ft<sup>2</sup>  
80.1 m<sup>2</sup>

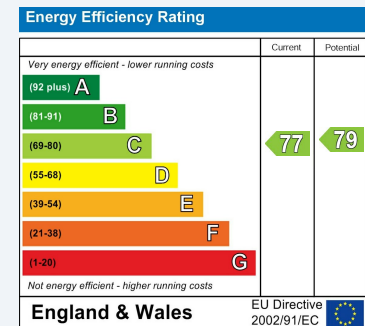
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**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.

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.