



Woodland Place, , Scarborough, YO12 6EP

- Three-bedroom semi-detached home in a popular residential area
- Modern shower room and well-proportioned bedrooms
- Garage and parking for added convenience
- Kitchen, living room and separate dining room
- Rear low-maintenance garden
- Close to Scarborough Hospital, local amenities, transport links and North Bay

Asking Price £170,000



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DESCRIPTION

Hunters are pleased to present this well-proportioned semi-detached home on Woodland Place, Scarborough. Offering a practical layout with three bedrooms, a garage, parking and a low-maintenance garden, this property is well suited to first-time buyers, families or those seeking a comfortable and conveniently located home.

Inside, the property features a kitchen, a separate living room and a dedicated dining room, providing flexible and functional living spaces. A modern shower room serves the home, and upstairs you will find three well-sized bedrooms, each offering comfortable accommodation for a range of needs.

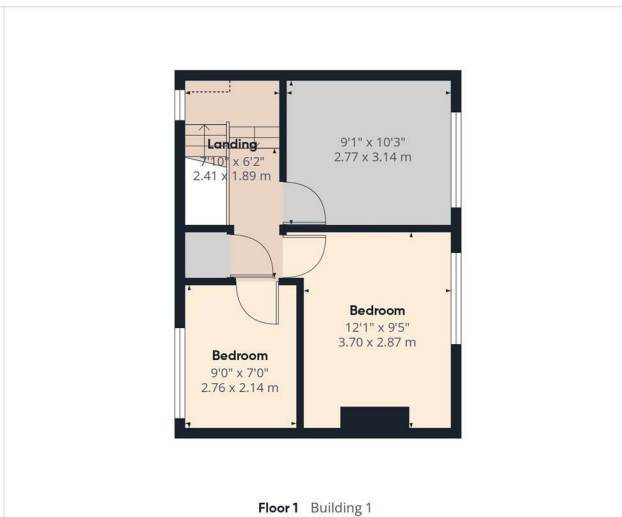
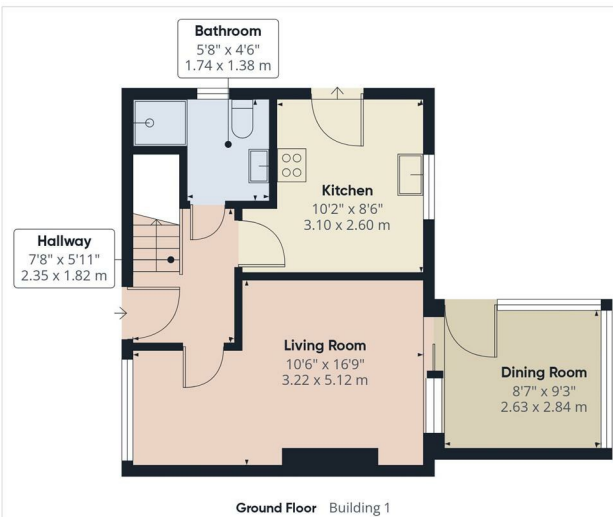
Externally, the property benefits from a rear low-maintenance garden—ideal for those looking for outdoor space without the upkeep. Additional advantages include a garage and parking, offering excellent convenience for residents.

Woodland Place is a popular, established residential area in Scarborough. Located close to Scarborough Hospital, local shops, supermarkets, schools, parks and reliable bus routes, the area offers everyday convenience in a peaceful setting. The North Bay, Peasholm Park and the Open Air Theatre are within easy reach, providing access to Scarborough's scenic coastline, leisure attractions and green spaces. Strong transport connections make it a well-situated spot for both commuting and enjoying the wider Yorkshire coast.

A well-located and practical home, this property offers a great opportunity for those seeking comfortable living in a highly convenient corner of Scarborough. Early viewing is recommended.







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Approximate total area⁽¹⁾
893 ft²
82.9 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

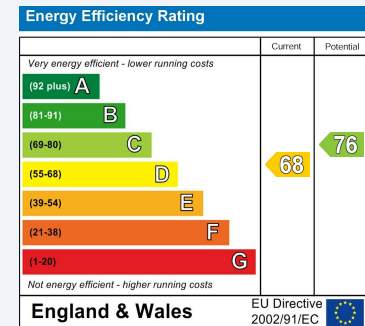
Reduced headroom
----- Below 5 ft/1.5 m

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, 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.

