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32 Hillcrest Avenue, Scarborough

Offers in Region of £425,000



32 Hillcrest Avenue

Scarborough, Scarborough

- SOUGHT AFTER NORTH SIDE LOCATION
- OFF-STREET PARKING AND GARAGE/WORKSHOP
- SUBSTANTIAL DETACHED FAMILY HOME
- IN GREAT DECORATIVE ORDER THROUGHOUT
- GARDENS TO THE FRONT AND REAR

We are delighted to bring to the market this IMPOSING, WELL PRESENTED DETACHED HOUSE, well located on a secluded, tree lined avenue on the POPULAR NORTH SIDE of Scarborough overlooking North cliff golf course. Outside the property benefits from a GENEROUS FRONTAGE plus a DRIVEWAY leading to a GARAGE and to the rear lies a GARDEN ROOM & LAWNED GARDEN. 'In our opinion' the property is offered to the market in great decorative order with both double glazing and gas central heating. The accommodation comprises on the ground floor; entrance hall with stairs to the first floor, a generous living/dining room with a gas fire, a modern kitchen fitted with a wall/base units and an integrated oven, a sun room/rear porch and a downstairs WC. To the first floor lies a landing, two double bedrooms, a further bedroom, a bathroom and a separate WC. From the first floor landing lies a staircase to the attic level, where two generous attic bedrooms/hobbies rooms are located.

External to the property lies a generous low-maintenance frontage, with a driveway providing off-street parking and access to the garage which offers light/power. To the rear of the property lies a lawned garden with a decked seating area and garden room.

Being located on the North side of Scarborough the property affords excellent access to a wide range of amenities and attraction including a nearby mini market and petrol station.





ACCOMMODATION: - GROUND FLOOR

Entrance Hall

Dimensions: 2.79m max x 0.96m max (9'1" max x 3'1" max).

WC

Dimensions: 1.00m max x 0.85m max (3'3" max x 2'9" max).

Living Room

Dimensions: 5.78m max x 4.48m max (18'11" max x 14'8" max).

Kitchen

Dimensions: 3.85m max x 2.82m max (12'7" max x 9'3" max).

Sun Room

Dimensions: 2.92m max x 1.72m max (9'6" max x 5'7" max).

FIRST FLOOR - Landing

Dimensions: 4.05m x 0.88m (13'3" x 2'10").

Bedroom One

Dimensions: 4.48m max x 2.89m (14'8" max x 9'5").

Bedroom Two

Dimensions: 3.86m max x 2.83m (12'7" max x 9'3").

Bedroom Three

Dimensions: 3.01m x 2.70m (9'10" x 8'10").

Bathroom

Dimensions: 1.82m x 1.66m (5'11" x 5'5").

WC

ATTIC LEVEL - Bedroom Four/Hobbies Room

Dimensions: 3.66m max x 2.92m max (12'0" max x 9'6" max).

Bedroom Five/Hobbies Room

Dimensions: 3.53m max x 3.06m max (11'6" max x 10'0" max).

Please note: There is restricted head room on the access to the second floor landing however the construction of the house preceeds the Building Act of 1984. We advise any prospective buyer to make their own enquiries in relation to this.

Details Prepared

AB081124

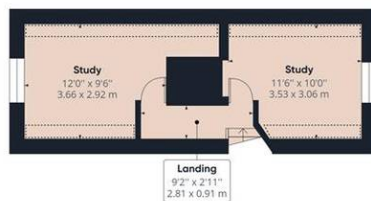




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1231.54 ft²
114.41 m²

Reduced headroom

54.18 ft²
5.03 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

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