



## *16 Thornville Avenue, Scarborough, YO12 6PN*

*Guide Price £285,000*

- SPACIOUS SEMI-DETACHED HOUSE
- SOUGHT AFTER NORTHSIDE LOCATION
- SOUTH FACING GARDEN
- CONSERVATORY
- THREE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GARAGE AND LARGE DRIVEWAY
- BAY WINDOWS
- UPVC DOUBLE GLAZING
- SUMMERHOUSE



## 16 Thornville Avenue, Scarborough YO12 6PN

Andrew Cowen Estate Agents are delighted to bring to the market this **SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME** which is offered to the market in **EXCELLENT ORDER** throughout with **LAWNED GARDEN** to the rear, **LARGE GARDEN SHED**, **DOUBLE GARAGE** and **GOODSIZE DRIVEWAY** able to house your motorhome and cars whilst still allowing plenty of space for family and friends to visit, located within the **POPULAR NORTH SIDE** of Scarborough. This property would make an ideal family home or for those who desire extra space.



Council Tax Band: C



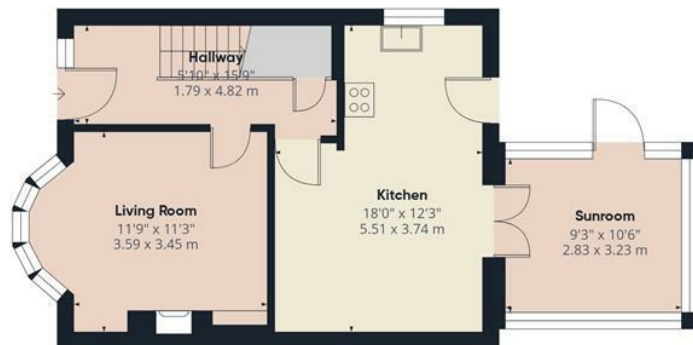
**This property briefly comprises; entrance hallway leading into the spacious, bay window living area which allows plenty of natural light to flood through and feature fireplace. An open plan dining and kitchen area with a range of wall and base units, plenty of worktop space and a range of integrated appliances. The kitchen flows nicely into a bright conservatory, providing an excellent space for relaxation or entertaining guests. The first floor boasts three good size bedrooms, and a four-piece family bathroom including a double walk in shower.**

**Externally, the property features a lawned rear garden with patio area, gazebo and summer house, great for entertaining family and friends. A large front driveway providing plenty of off street parking , double garage and large garden shed.**

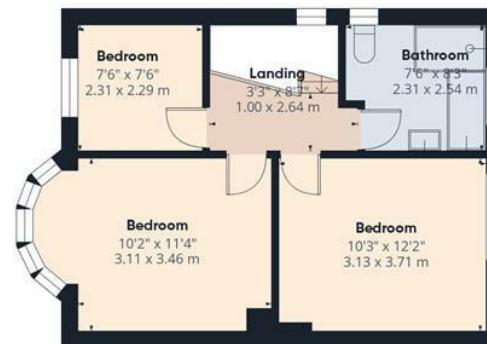
**Don't miss the opportunity to make this wonderful property your own. Call today to arrange a viewing on 01723 377707.**







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

1310 ft<sup>2</sup>

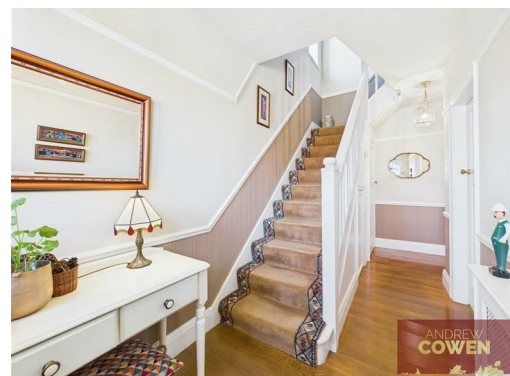
121.7 m<sup>2</sup>

(1) Excluding balconies and terraces

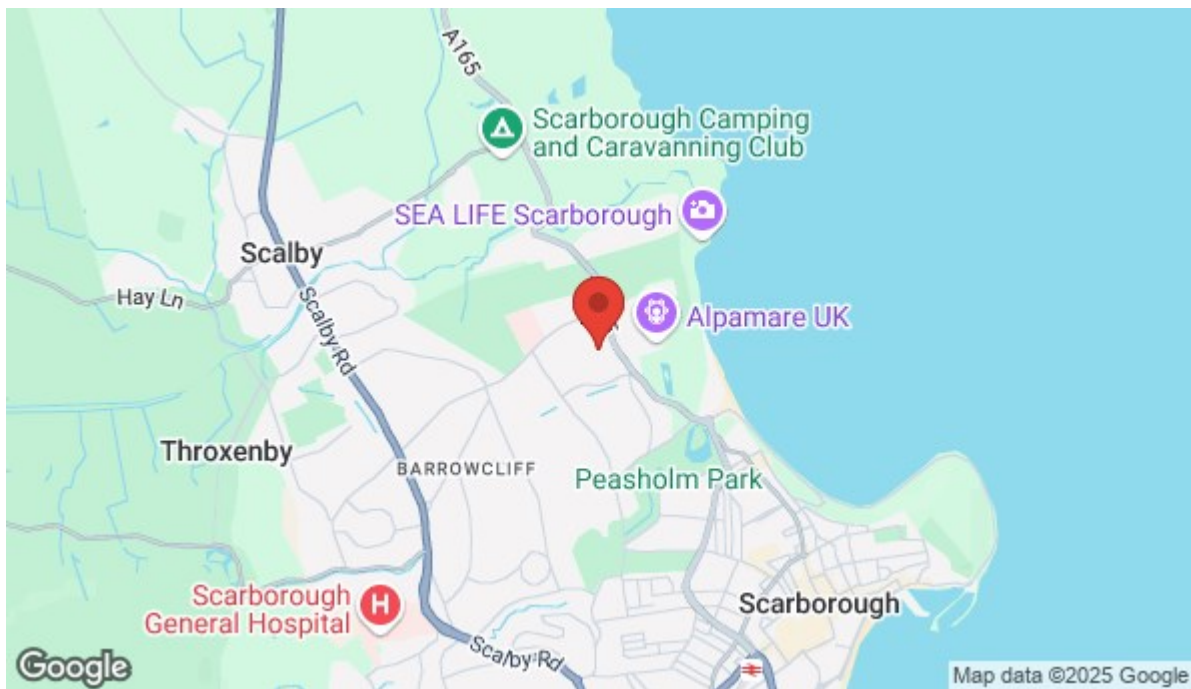
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


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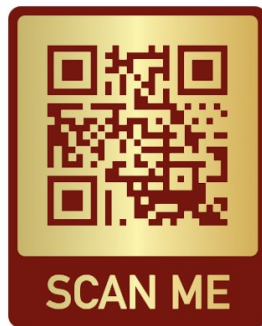






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 	



## Looking to Sell?

Book a no obligation valuation today!

**01723 377707**