



Woodall Avenue, Scarborough
YO12 7TH

Offers Over £230,000

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Woodall Avenue, Scarborough

DESCRIPTION

A substantial 1,573 sq ft six-bedroom mid-terrace across three floors, offering exceptional space and flexibility to suit a wide range of buyers.

The ground floor comprises a living room (13'10" x 15'0") and separate dining room (11'6" x 12'3"), a well-proportioned kitchen (9'9" x 13'4"), a utility room, a bathroom, and a bright additional reception space overlooking the rear courtyard. This level offers plenty of room for family life and entertaining, with real scope to reconfigure the space to suit different needs.

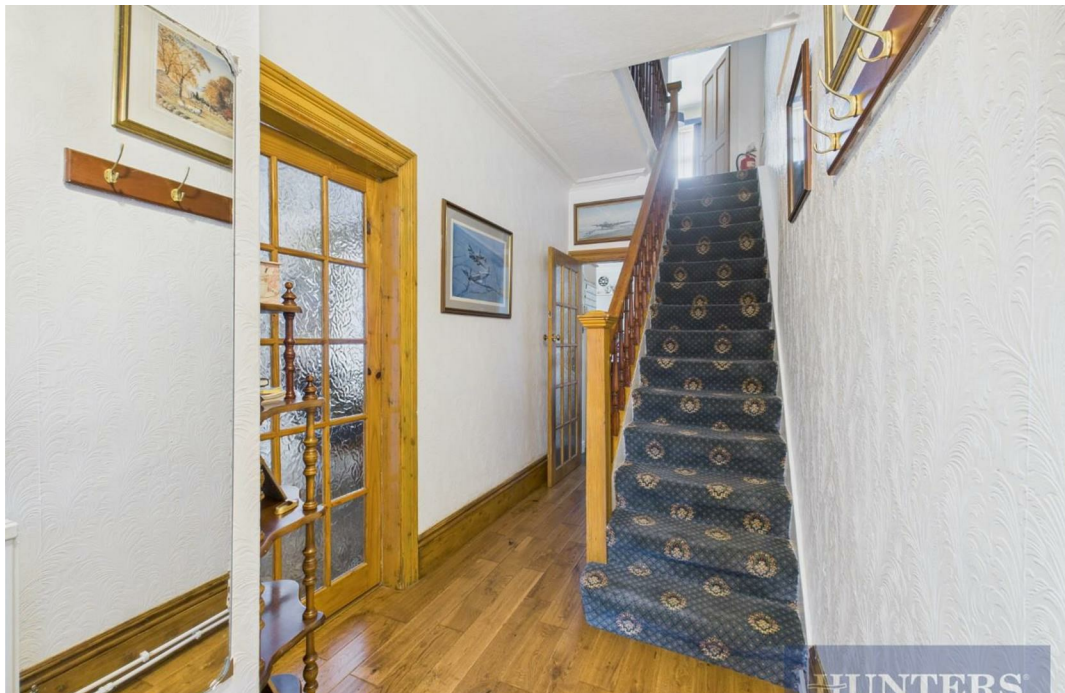
The first floor has four good-sized bedrooms, the largest at 11'0" x 15'4" and 10'8" x 12'5", plus two further doubles, alongside a family bathroom. The second floor adds a sixth bedroom (7'8" x 17'0") with an adjoining room, ideal as an en-suite, dressing area, home office, or additional storage.

Outside, low-maintenance front and rear courtyards offer private outdoor space year-round without the upkeep of a garden, whether for morning coffee or evening relaxation.

Situated close to a wealth of local amenities including Peasholm Park, the North Bay, local shops, the Sea Life Centre, the open-air theatre, the miniature railway, and Alpamare Waterpark, and within walking distance of Scarborough town centre and both primary and secondary schools.

With six bedrooms and 1,573 sq ft of adaptable living space, this property will appeal to growing families, those needing space for multi-generational living or a home business, and investors alike, subject to the usual planning and licensing checks where a change of use is being considered.







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Approximate total area⁽¹⁾1573 ft²146.3 m²

Reduced headroom

27 ft²2.5 m²

(1) Excluding balconies and terraces

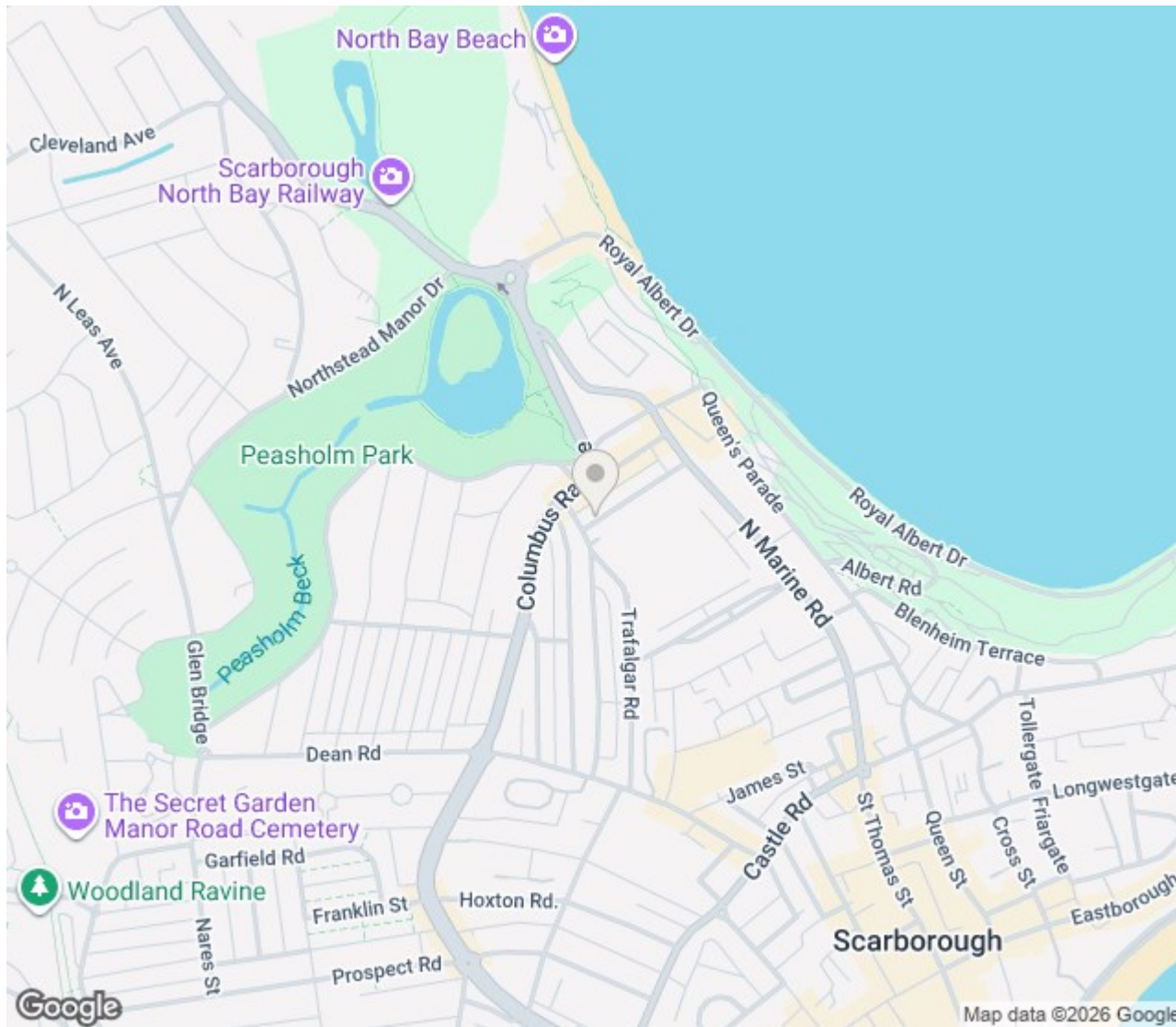
Reduced headroom

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

Energy Efficiency Rating

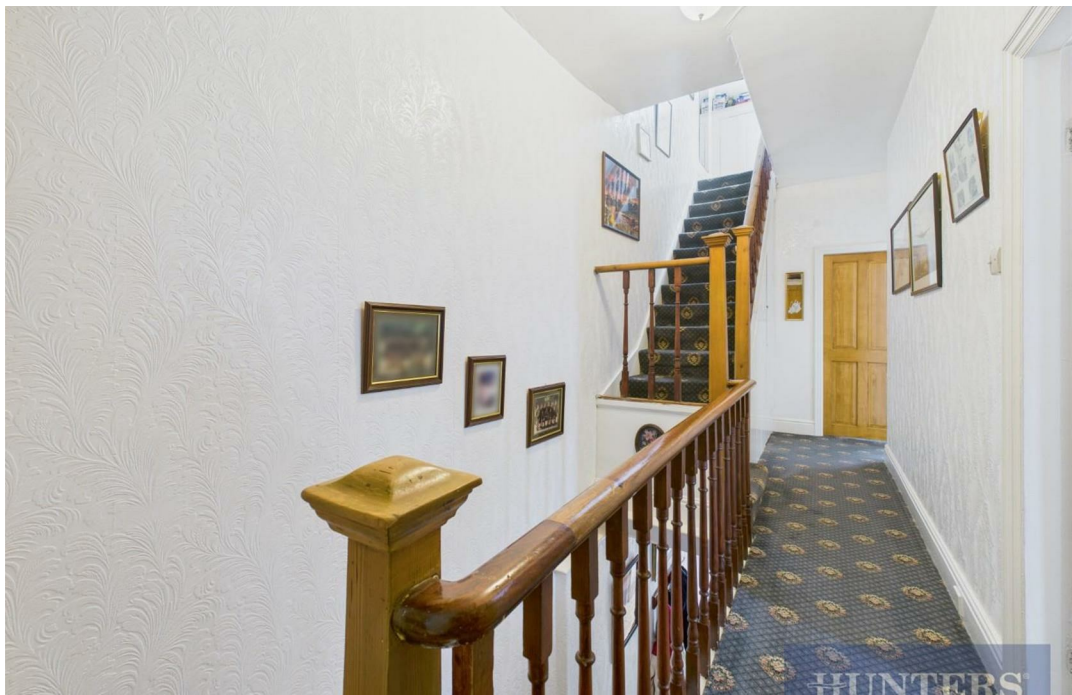
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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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.

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