



## Thornville Avenue, , Scarborough, YO12 6PN

- Popular Newby location
- Bay-fronted living room
- Large rear garden with recently paved seating area
- Three-bedroom semi-detached home
- Spacious kitchen/diner
- Driveway providing parking for two vehicles

**Offers In Excess Of £240,000**



# Thornville Avenue, , Scarborough, YO12 6PN

## DESCRIPTION

Hunters are delighted to present this well-proportioned three-bedroom semi-detached home, situated on the popular Thornville Avenue in the highly sought-after Newby area of Scarborough. Offering spacious accommodation, a generous rear garden and off-street parking, this property is ideal for families and first-time buyers.

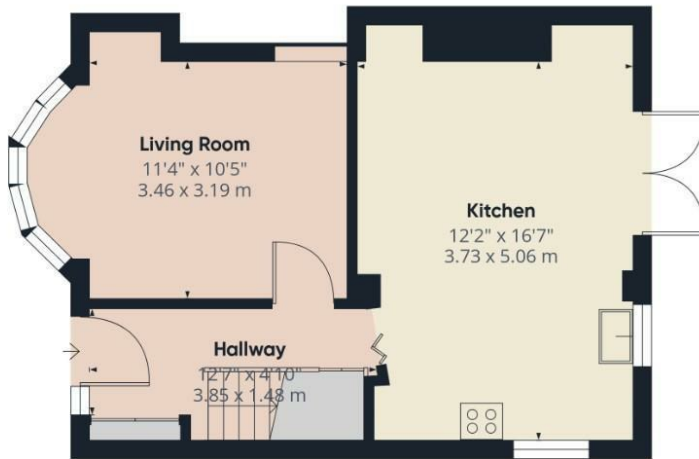
The ground floor comprises a welcoming entrance hallway, a bright bay-fronted living room and a spacious kitchen/diner, providing the perfect setting for both everyday family life and entertaining guests. To the first floor are two generous double bedrooms, a well-proportioned single bedroom and a family bathroom.

Externally, the property benefits from a substantial rear garden with a recently paved seating area, ideal for outdoor dining, entertaining or simply relaxing, whilst the remainder of the garden offers plenty of lawned space. To the front, a private driveway provides off-street parking for two vehicles.

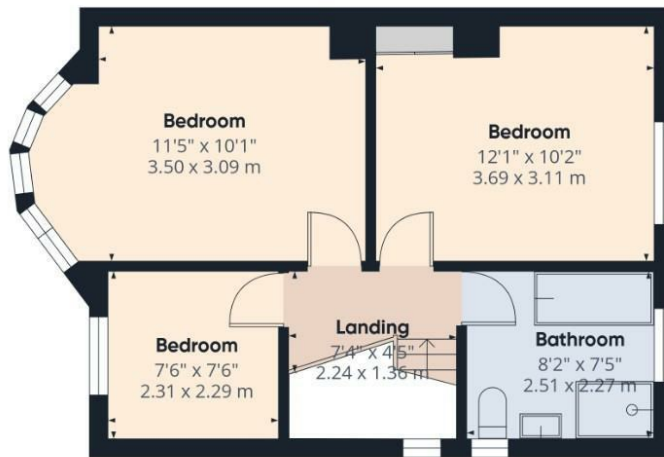
Located in the ever-popular Newby area, the property enjoys excellent access to a wide range of local amenities including supermarkets, independent shops, cafés, and well-regarded primary and secondary schools. Scarborough Hospital is nearby, along with regular public transport links, making commuting straightforward. The stunning North Yorkshire coastline, North Bay, Peasholm Park and the picturesque North York Moors National Park are all within easy reach, offering an excellent balance of convenience and outdoor lifestyle.







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
829 ft<sup>2</sup>  
77.1 m<sup>2</sup>

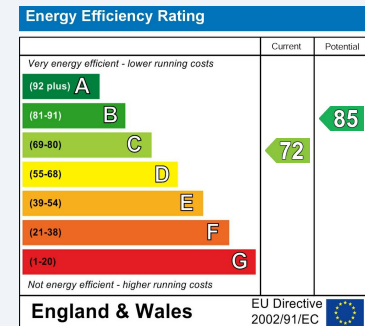
(1) Excluding balconies and terraces

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.



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