ANDREW COWEN







7 St. Johns Avenue, Scarborough, YO12 5EU

Offers In The Region Of £175,000

- *Substantial two-bedroom period home*
- *Separate utility room*
- *Gas central heating*
- *Open-plan living and dining space*
- *Popular residential location*
- *Addtional Sunroom*
- *Two double bedrooms*
- *Attractive bay window*
- *Large Garden*

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A spacious and characterful two-bedroom period home, offering approximately 1,023 sq. ft. of accommodation across two floors. The property benefits from an impressive open-plan living and dining space, two generous double bedrooms, a sunroom and separate utility room, while retaining attractive period features throughout. Conveniently positioned on St. Johns Avenue, the property offers an excellent combination of space, character and further potential.

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Council Tax Band: B





The property retains much of the character associated with a traditional period home, with high ceilings, decorative cornicing, bay windows and feature fireplaces, while providing well-proportioned accommodation arranged over two floors. The property is presented in a generally well-maintained condition, while offering scope for a purchaser to further update and personalise the accommodation.

The ground floor is approached through an entrance vestibule and hallway, opening into an impressive and particularly spacious reception room. Providing ample space for both living and dining areas, the room is enhanced by a large front-facing bay window, high ceilings and a feature fireplace.

To the rear is a fitted kitchen with a range of wall and base units, timber-effect work surfaces and a gas hob. An adjoining sunroom provides further flexible living space, while a separate utility room houses the boiler and offers useful additional storage.

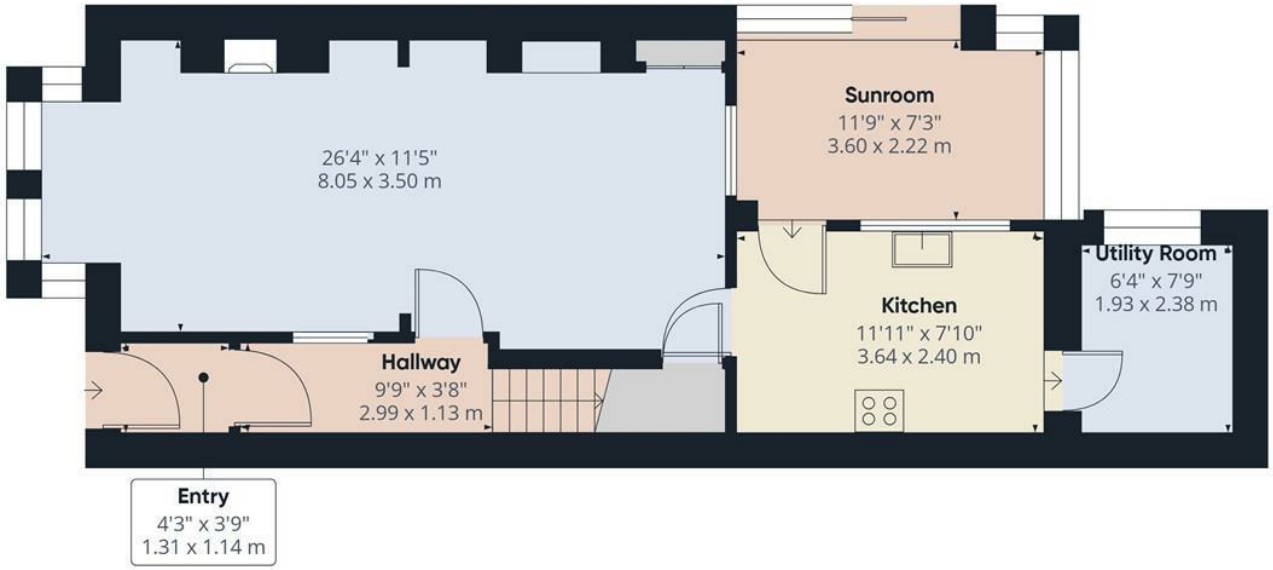
To the first floor are two generously proportioned bedrooms, both retaining elements of the property's period character. The principal bedroom benefits from two windows, built-in storage and a traditional feature fireplace. The accommodation is completed by a family bathroom with a three-piece suite and a useful separate WC.

The property occupies an established residential position on St. Johns Avenue, conveniently situated for Scarborough town centre and a range of local amenities, schools and transport connections.

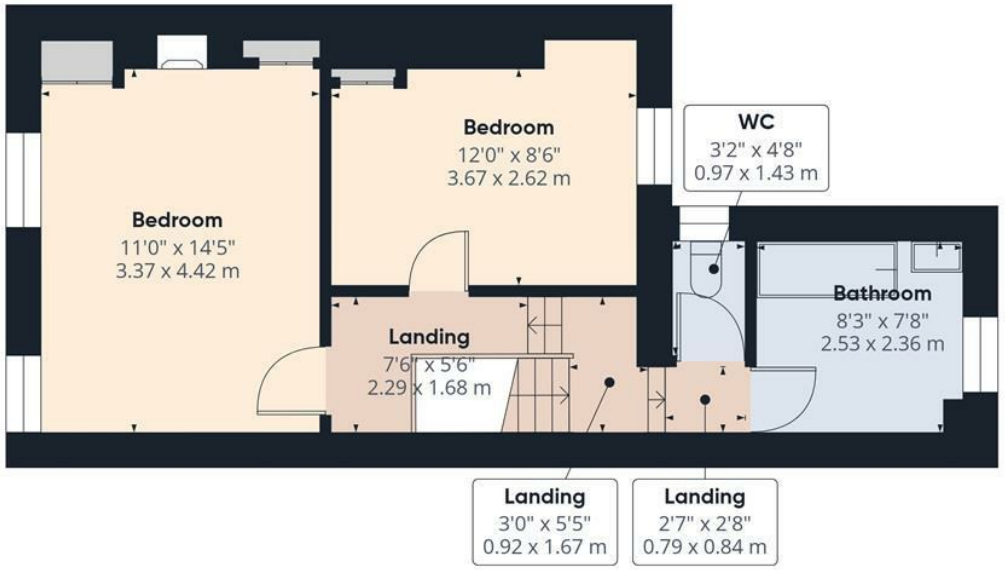
Overall, this is a spacious period home combining generous proportions and attractive original character with practical additions including the sunroom and utility room. Offering approximately 95 sq. m. of accommodation, it provides an excellent opportunity for purchasers seeking a substantial two-bedroom home with scope to further enhance over time.







Floor 0





Floor 1

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SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

1023 ft²

95 m²

(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.

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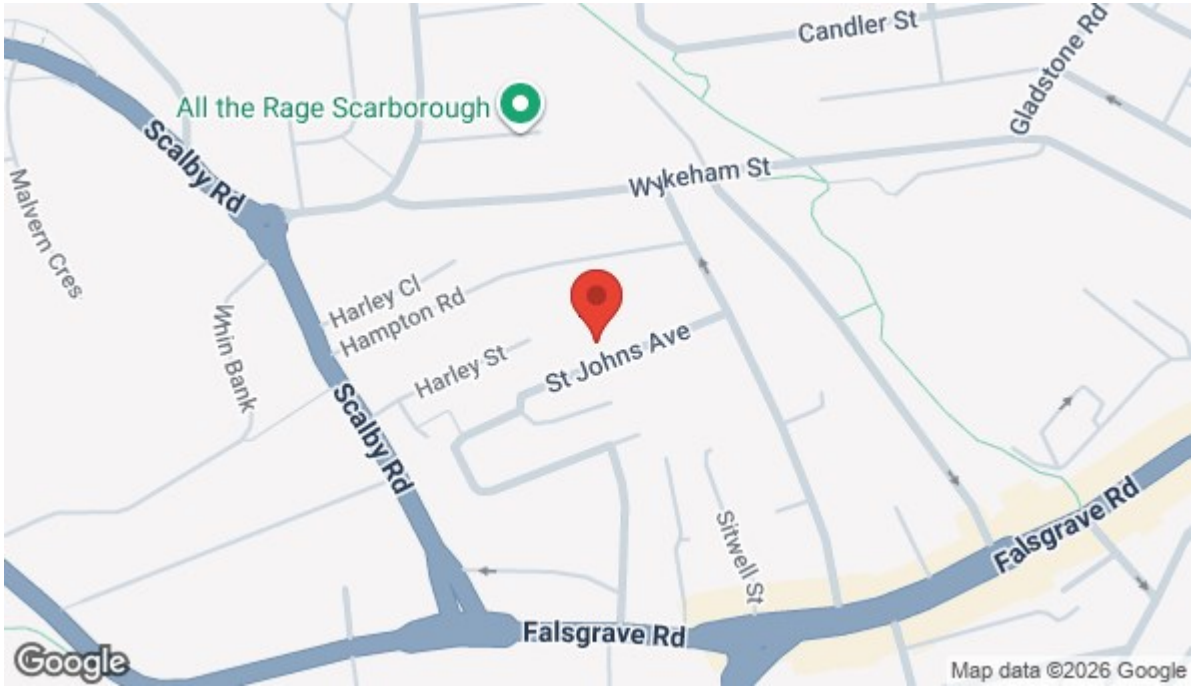

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

Call the office to make an appointment today!

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View our website here!

Looking to Sell?

Book a no obligation valuation today!

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