



Woodall Avenue, Scarborough

YO12 7TH

Offers Over £230,000



# Woodall Avenue, Scarborough

## DESCRIPTION

Step inside this exceptionally spacious mid-terrace home, where every room offers generous proportions and a welcoming feel. Designed with family living in mind, the property combines multiple living areas, six well-sized bedrooms, and versatile spaces throughout, creating a home that's as practical as it is comfortable.

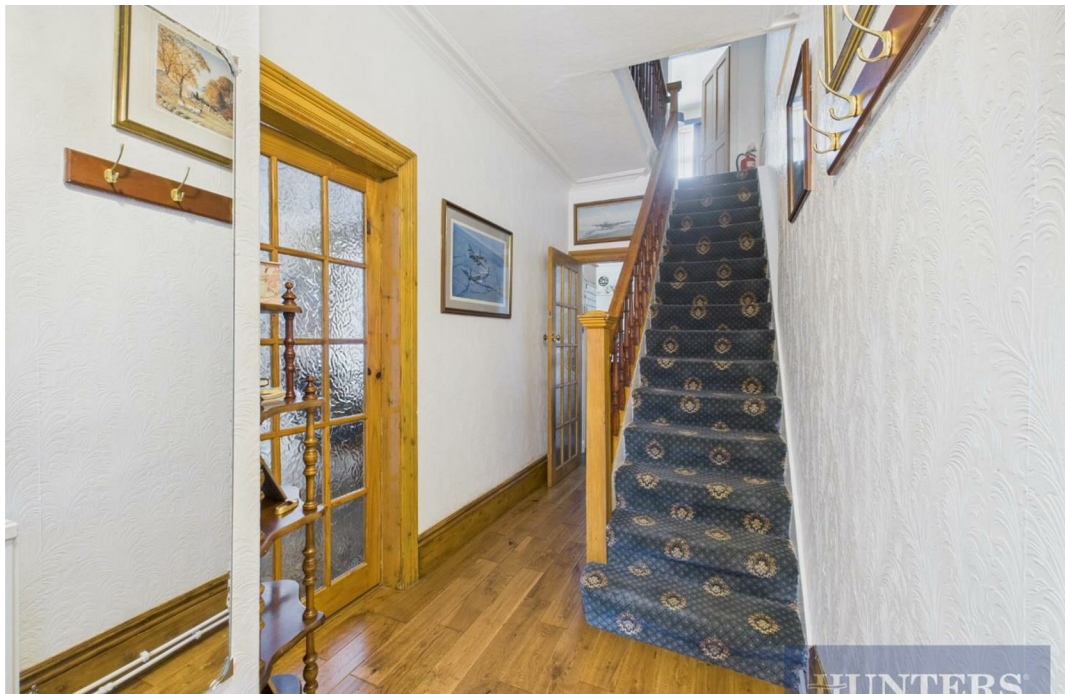
The ground floor boasts two substantial reception rooms, a generous kitchen, a practical utility room, a shower room, and a bright sun room that overlooks the rear courtyard. Each living area offers ample space for both everyday life and entertaining guests. On the first floor, you'll find four impressively sized bedrooms and a well-appointed family bathroom. The second floor adds two further spacious bedrooms, perfect for visiting family, or dedicated home offices.

Outside, low-maintenance front and rear courtyards provide private outdoor areas to enjoy throughout the year, whether for morning coffee, evening relaxation, or al fresco dining.

Situated close to a wealth of local amenities and attractions such as Peasholm Park, the North Bay, local shops, Sea Life Centre, the restored open-air theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway and Alpamare Waterpark, also being within walking distance of the Town Centre. Being close to both Primary and Secondary schools this would ideally suit a family but may also be of interest to a multitude of other buyers as it is in such a great location.

With its abundance of space, flexible layout, and family-friendly design, this property is ready to offer comfort, convenience, and room to grow.







**Approximate total area<sup>(1)</sup>**  
 1573 ft<sup>2</sup>  
 146.3 m<sup>2</sup>

**Reduced headroom**  
 27 ft<sup>2</sup>  
 2.5 m<sup>2</sup>

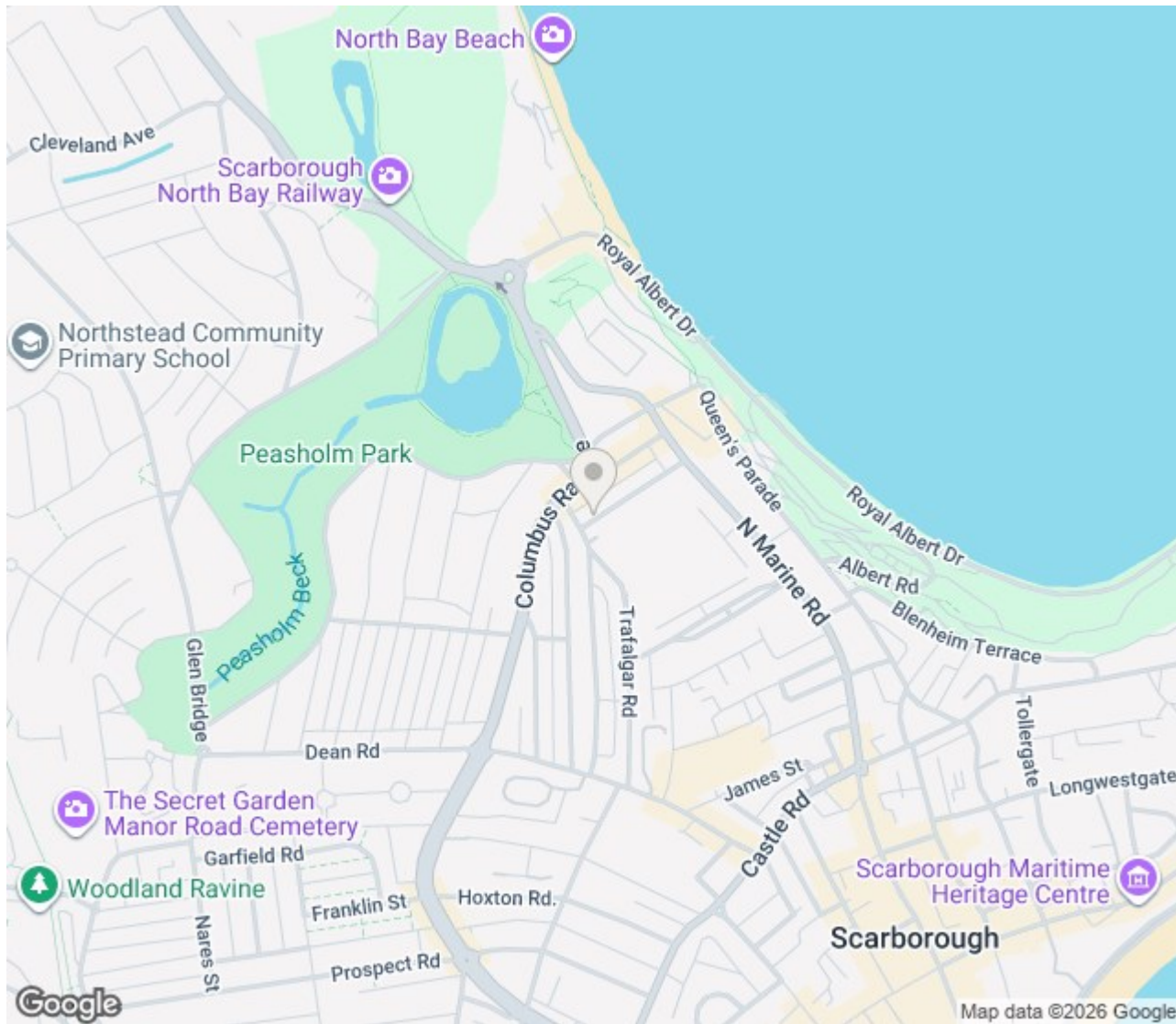
(1) Excluding balconies and terraces

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

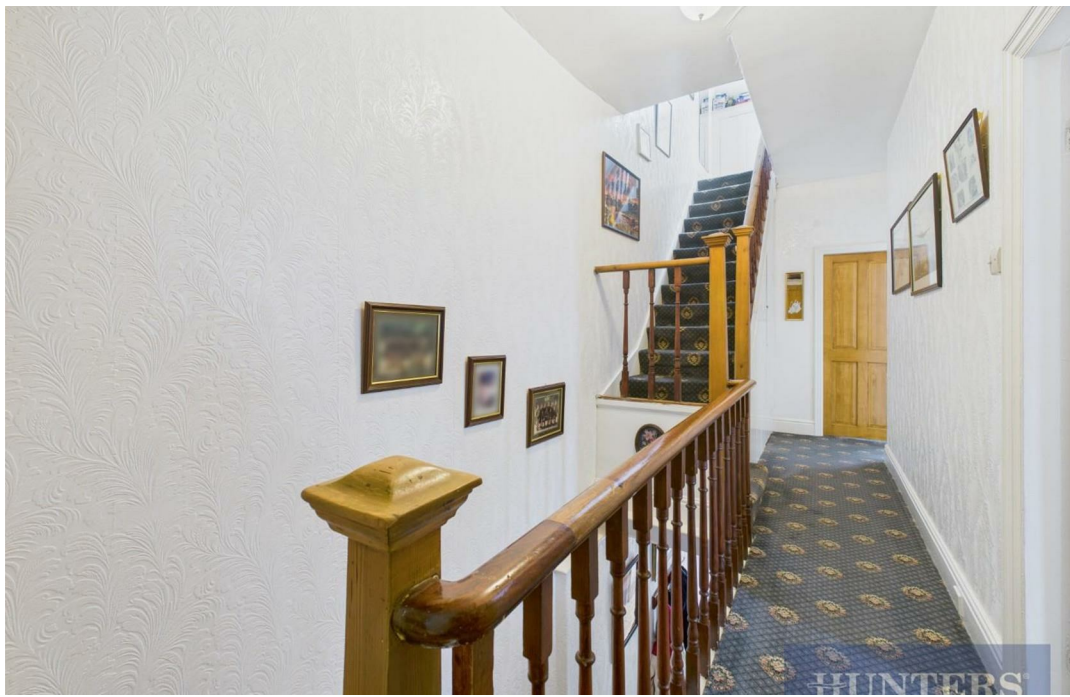
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England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

### 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.