



HUNTERS®
HERE TO GET *you* THERE



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HUNTERS®

West Park Avenue, Scarborough

Offers Over £255,000



Welcome to this charming property located on West Park Avenue in the picturesque town of Scarborough. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms, there is ample space for the whole family to enjoy.

The property features one modern bathroom, and a separate WC, ensuring convenience and comfort for all residents. The open kitchen with a breakfast bar is ideal for whipping up delicious meals while engaging with family and friends. Imagine starting your day with a cup of tea at the breakfast bar, soaking in the natural light that fills the room.

Step outside to discover a large garden with a lovely patio area, offering a tranquil space to unwind after a long day. Whether you're hosting a summer barbecue or simply enjoying a quiet evening outdoors, this garden provides the perfect setting.

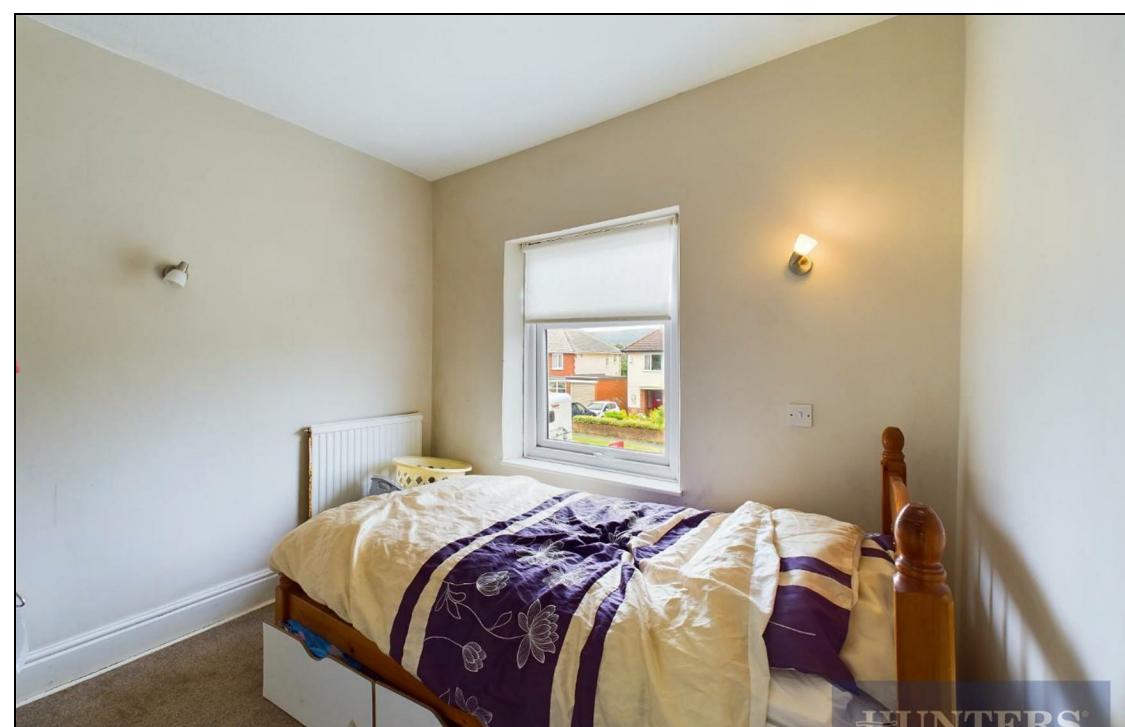
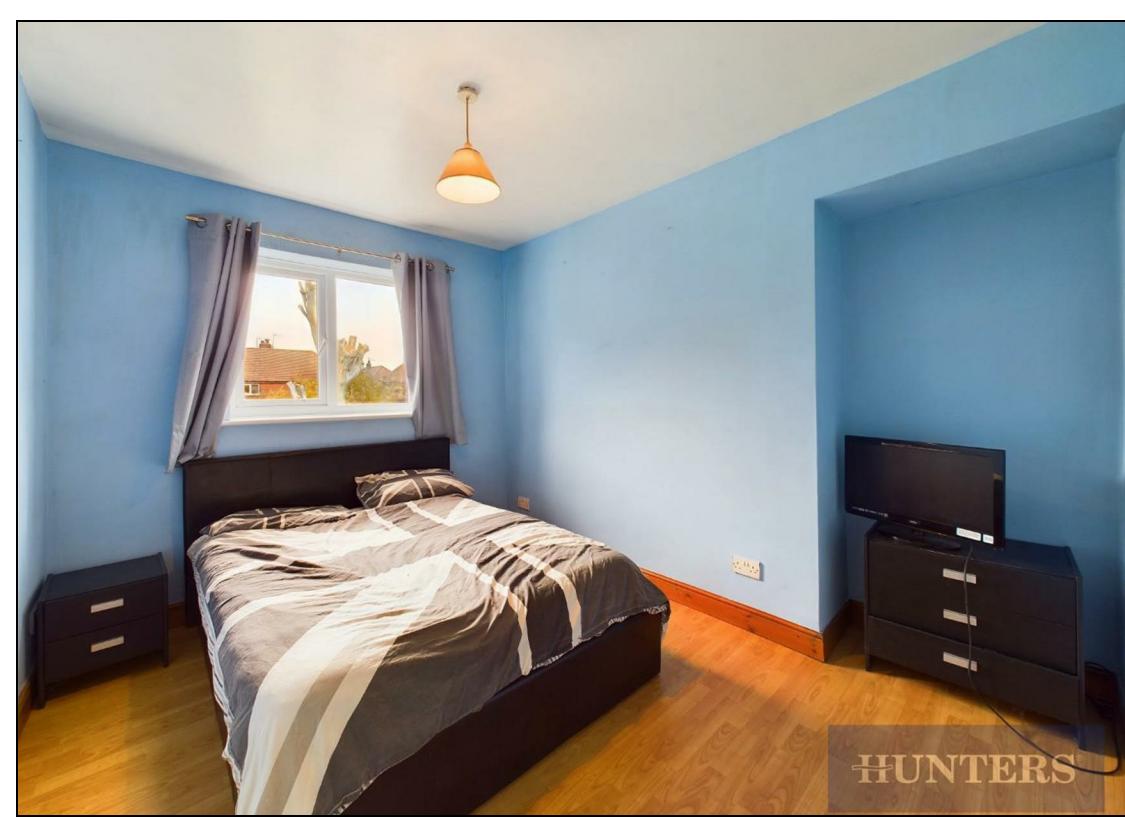
Convenience is key with parking available for three cars at the front of the property, making trips in and out hassle-free. Located in a desirable area, this house combines comfort, style, and functionality, making it a wonderful place to call home.

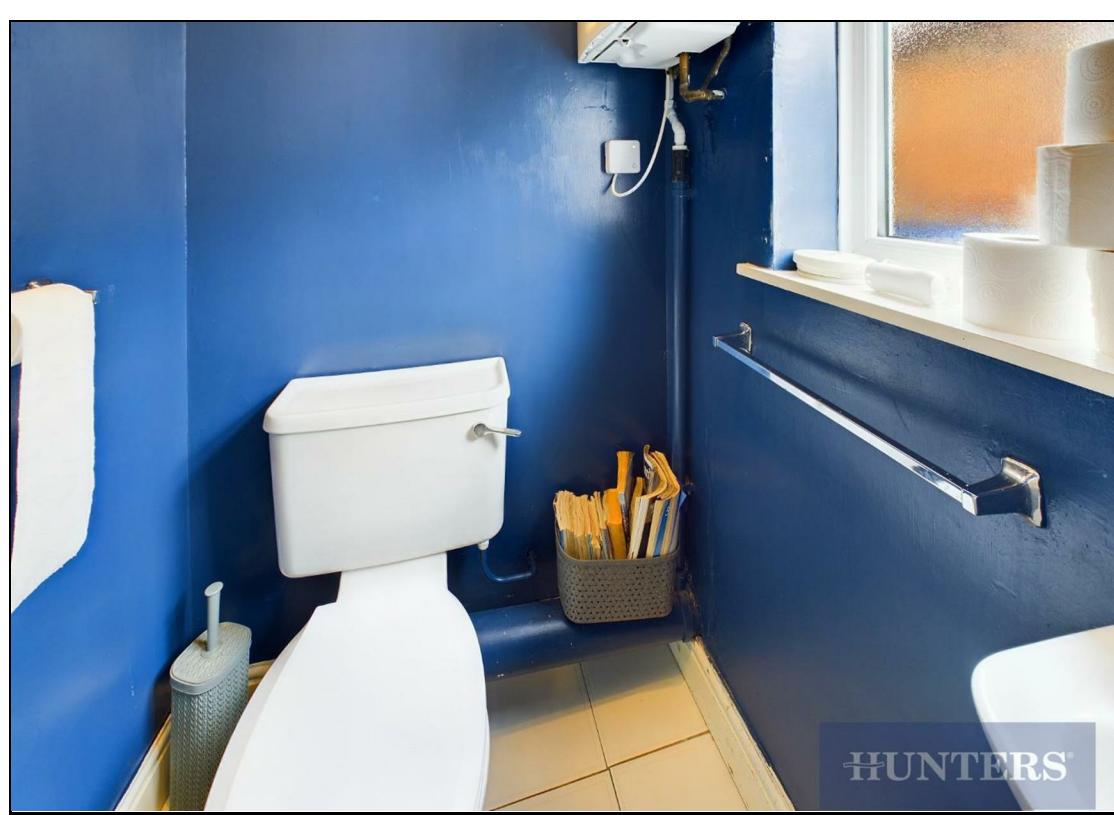
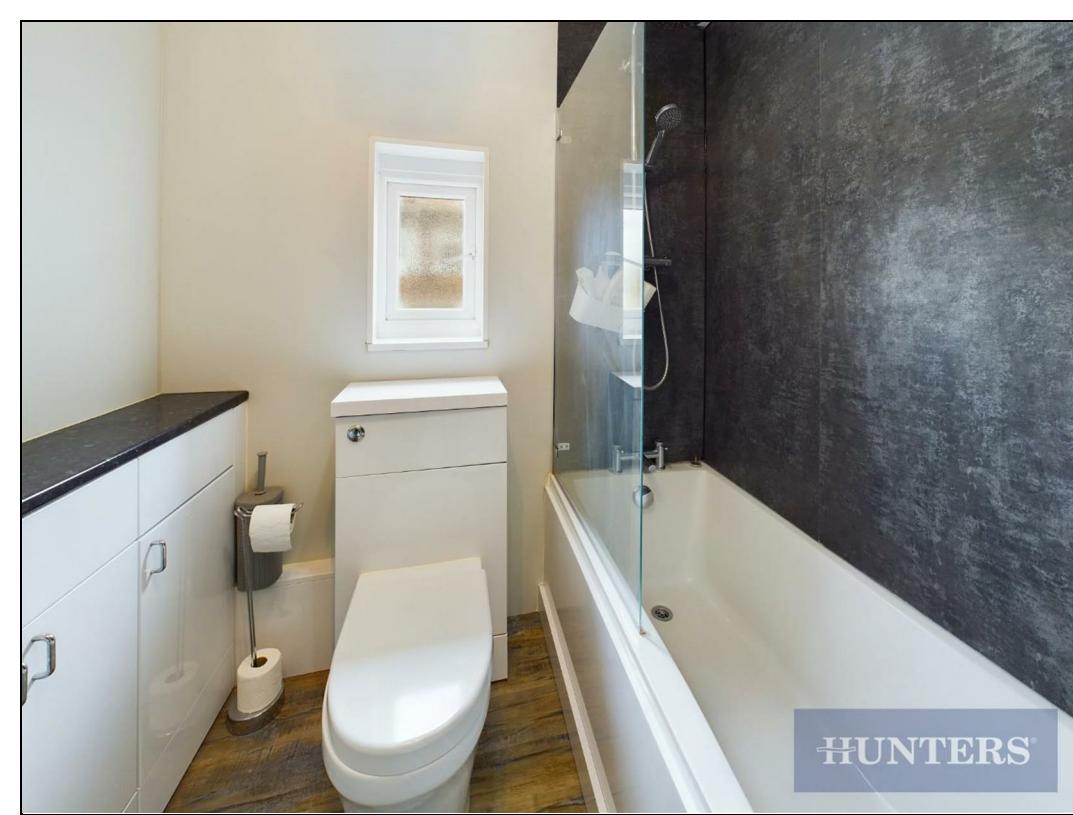
Don't miss the opportunity to make this property your own and experience the joys of living in such a welcoming and well-appointed home. Contact us today to arrange a viewing and take the first step towards creating lasting memories in this beautiful house on West Park Avenue.

KEY FEATURES

- Four Spacious Bedrooms
- Two Reception Rooms
- Large Kitchen
- One Bathroom And One WC
- Large Garden With Patio Area
- Off Road Parking For Three Cars

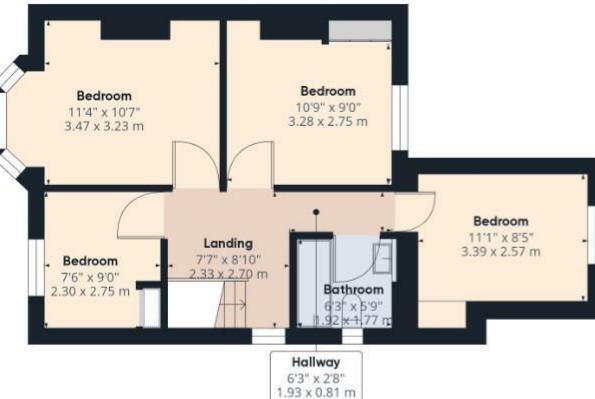








Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾

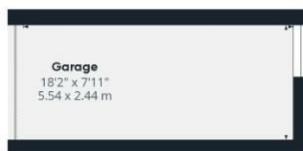
1188.77 ft²
110.44 m²

(1) Excluding balconies and terraces

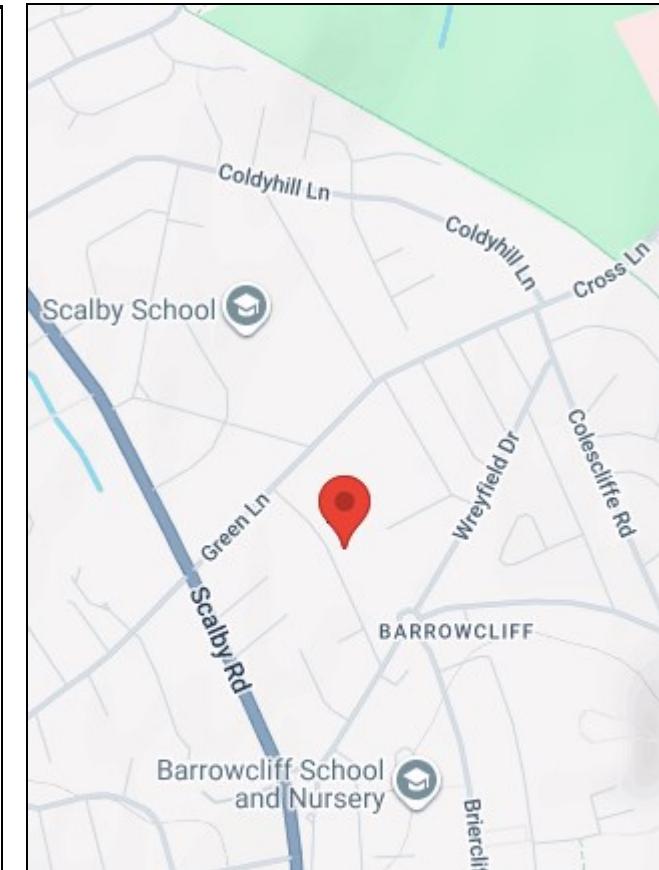
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor Building 2



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F	64	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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