



## St. Johns Avenue, , Scarborough, YO12 5EU

- Semi-detached home finished to a high standard
- Bay-fronted living room and separate dining room
- Rear garden with decked seating area
- Popular St Johns Avenue location in Scarborough
- Four double bedrooms
- Modern kitchen, family bathroom and ground floor WC
- On-street parking, no permit required

**£1,300 Per Month**



# St. Johns Avenue, , Scarborough, YO12 5EU

## DESCRIPTION

From the moment you step inside, the property immediately showcases its quality and attention to detail. The ground floor offers a welcoming entrance hall leading into a bright and generously proportioned living room, enhanced by a feature bay window that fills the space with natural light. There is a separate dining room providing the perfect setting for entertaining, which flows through to a well-appointed kitchen fitted with modern units and ample worktop space. A convenient ground floor WC completes this level.

To the first floor are two well-proportioned bedrooms and a contemporary family bathroom finished in a modern style. The second floor provides two further spacious bedrooms, offering flexibility for growing families, guest accommodation or those working from home.

Externally, the property benefits from a private rear garden featuring a decked seating area, ideal for outdoor dining, relaxing or hosting during the warmer months. To the front, there is on-street parking available with no permit required, providing convenient and accessible parking for residents and visitors alike.



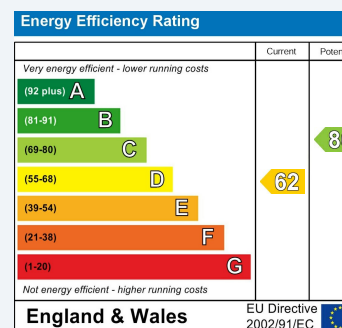




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## ENERGY PERFORMANCE CERTIFICATE

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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