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1 Woodall Avenue, Scarborough

Guide Price £249,995

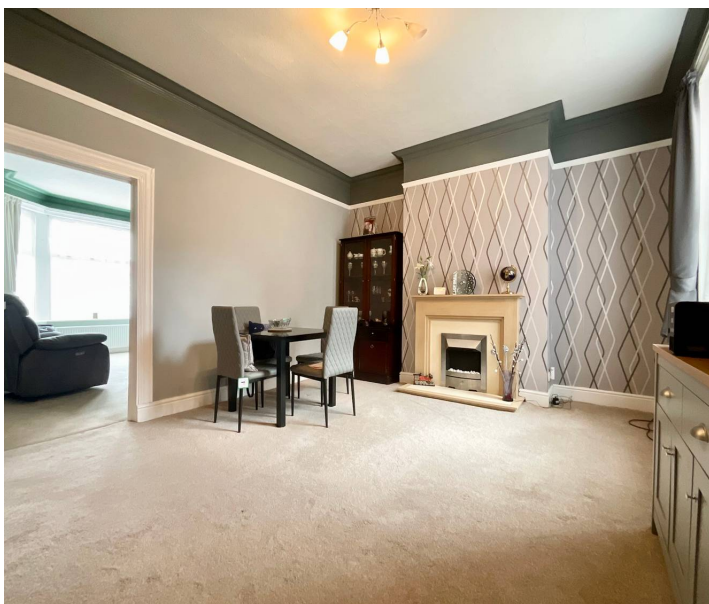


- WELL PRESENTED SEMI DETACHED HOUSE SET OVER 3 FLOORS
- SOUGHT AFTER LOCATION CLOSE TO PEASHOLM PARK AND NORTH BAY
- TWO RECEPTION ROOMS
- FIVE BEDROOMS AND TWO BATHROOMS AND SHOWER ROOM
- OUTSIDE AREA TO REAR

We are delighted to present this well-presented semi-detached house, set over three spacious floors, in a highly sought-after location close to Peasholm Park and the picturesque North Bay. This impressive family home features two inviting reception rooms, ideal for both relaxing and entertaining, as well as a layout that flows seamlessly throughout. With five generously sized bedrooms, two well-appointed bathrooms, and a separate shower room, the property offers flexible accommodation perfectly suited to growing families or those seeking additional space for guests or a home office.

To the rear of the property, you will find a low-maintenance outside area, providing an ideal space to enjoy outdoor living without extensive upkeep. The property also benefits from two useful sheds, with one providing excellent additional storage and the other offering a dedicated workspace with electric supply, making it ideal for those working from home, pursuing hobbies, or requiring a practical workshop area. The property's enviable location places you within easy reach of scenic parks, the stunning coastline, and a range of nearby amenities. Combining generous internal accommodation with versatile outdoor space and excellent additional facilities, this charming home is ideally suited to modern family living.

Early viewing is highly recommended to fully appreciate all that this spacious and versatile home has to offer.





GROUND FLOOR

Entrance Vestibule and Hallway

Lounge - 4.7m x 3.7m max (15'5" x 12'1" max)

Dining Room 3.8m max x 3.7m max (12'5" x 12'1" max)

Kitchen 3.3m x 3.0m (10'9" x 9'10")

Rear Hallway

Bathroom 3.2m x 1.4m (10'5" x 4'7")

FIRST FLOOR

Hallway

Bedroom 5.9m x 3.7m (19'4" x 12'1")

Bedroom 3.9m x 3.7m (12'9" x 12'1")

Shower room 2.4m x 2.3m (7'10" max x 7'6" max)

Bedroom 3.0m max x 2.6m max (9'10" max x 8'6" max)

SECOND FLOOR

Landing

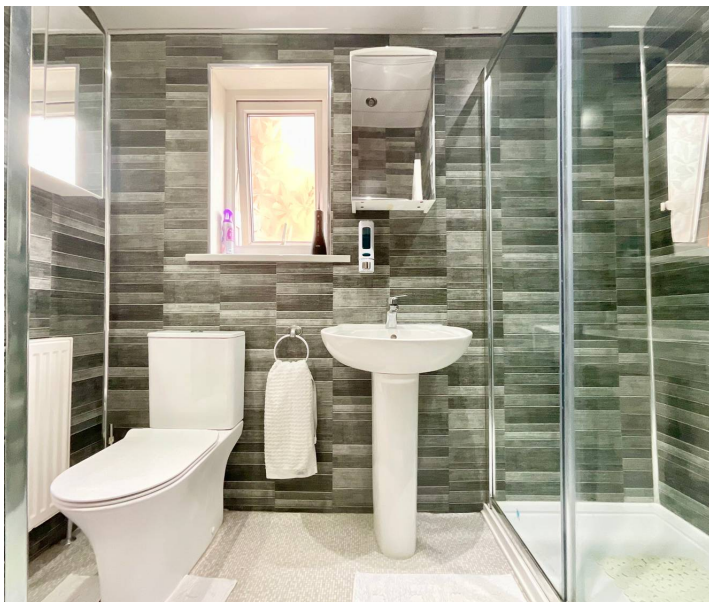
Bedroom 4.5m max x 2.8m max (14'9" max x 9'2" max).

Bedroom 3.3m max x 2.5m max (10'9" max x 8'2" max).

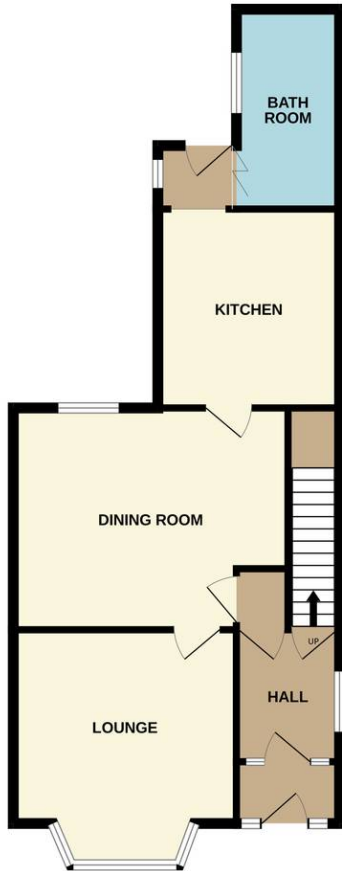
Bathroom 2.9m x 1.8m (9'6" x 5'10")

Outside - Forecourt to the front and a low maintenance yard area to the rear with store sheds.

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office



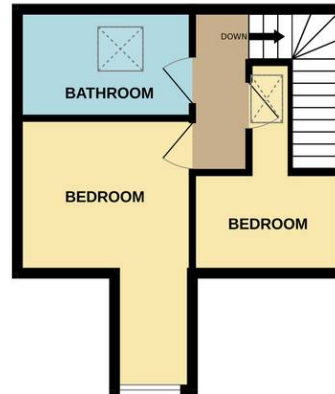
GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



2ND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 1431 sq.ft. (132.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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