



## 26 Woodall Avenue

North Bay, Scarborough, YO12 7TH

Guide Price £185,000



3



1



2



D



# 26 Woodall Avenue

North Bay, Scarborough, YO12 7TH

Guide Price £185,000



## Property Summary

We are delighted to offer to the market this beautifully presented three-bedroom mid-terrace home on Woodall Avenue, Scarborough, is ideally positioned in the heart of the ever-popular North Bay area. Just a short distance from the beach, Peasholm Park, local shops, schools and excellent transport links, the property enjoys all the lifestyle benefits this sought-after coastal location has to offer.

Offered in excellent decorative order throughout, the home provides spacious and well-maintained accommodation comprising a generous lounge, a bright and airy kitchen/diner ideal for family living and entertaining, and a convenient downstairs WC. To the first floor are three well-proportioned double bedrooms and a modern, stylish family bathroom.

Externally, there is an enclosed rear yard with useful storage and the added advantage of a garage — a valuable feature in this central location.

A superb opportunity to purchase a spacious, move-in-ready home in one of Scarborough's most desirable residential areas.

Call our friendly sales team on 01723 350077 to arrange your viewing.

## Front Entrance

### Porch

### Hallway

With WC under the stairs. and storage.

### Lounge

12'1" x 13'9" (3.7 x 4.2)

### Dining Room/Kitchen

20'3" x 17'9" (6.18 x 5.42)

### Bedroom 1

12'1" x 13'9" (3.7 x 4.2)

### Bedroom 2

12'1" x 11'10" (3.7 x 3.61)

### Bedroom 3

8'1" x 10'6" (2.48 x 3.22)

### Bathroom

8'1" x 6'0" (2.48 x 1.83)

### Outside

At the front of the property is a forecourt with gated access.

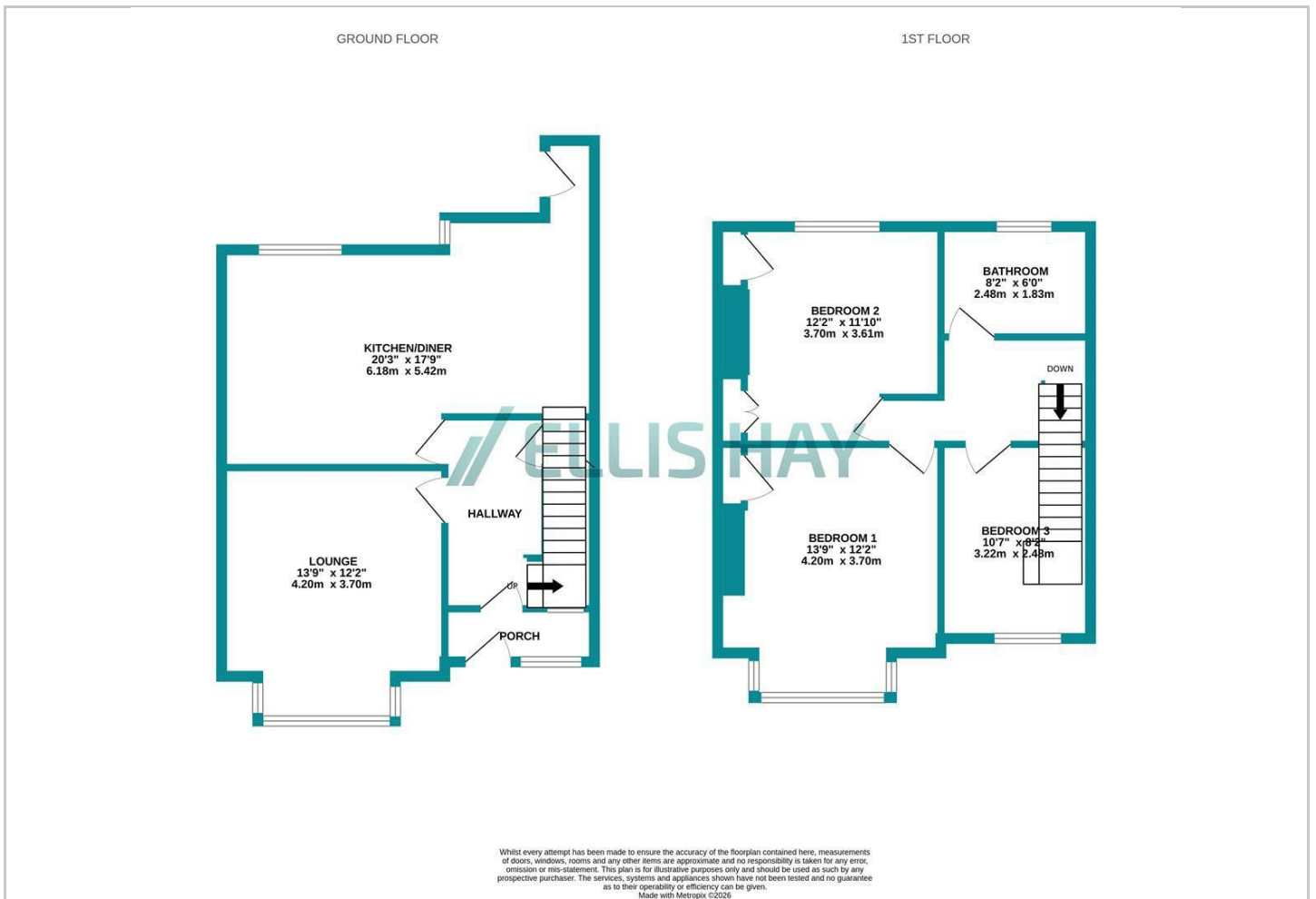
To the rear of the property there is an enclosed yard with gate to the rear access road. There is a store room, storage/cellar under the house and a garage with up and over door and personnel door into the yard., Steps up to the rear door.



## Hybrid Map



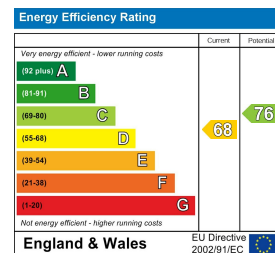
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.