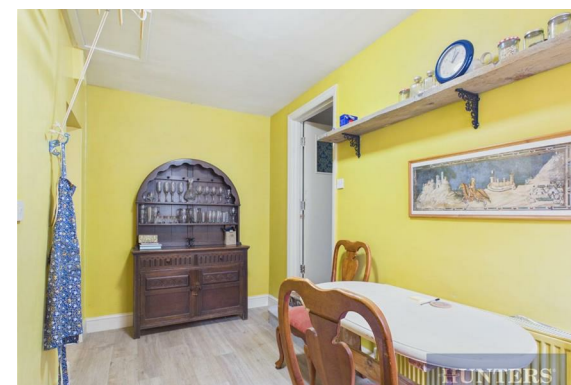
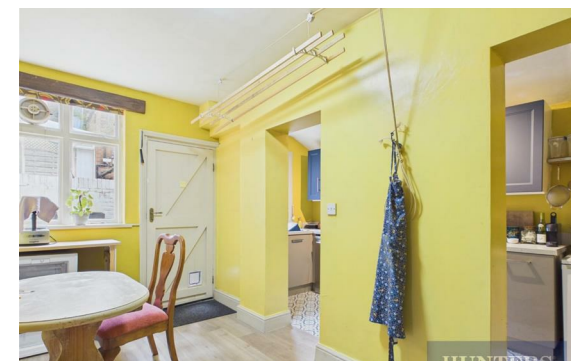




Avenue Victoria, Scarborough, YO11 2QS

- Ground Floor Period Flat
- Revamped Kitchen & Separate Dining Room
- South-Facing Front Yard & Sun-Trap Rear Yard
- No Onward Chain
- Spacious & Versatile Accommodation
- Living Room With Wood-Burning Stove
- Wood Store & Useful Garden Shed

£165,000



Avenue Victoria, Scarborough, YO11 2QS

DESCRIPTION

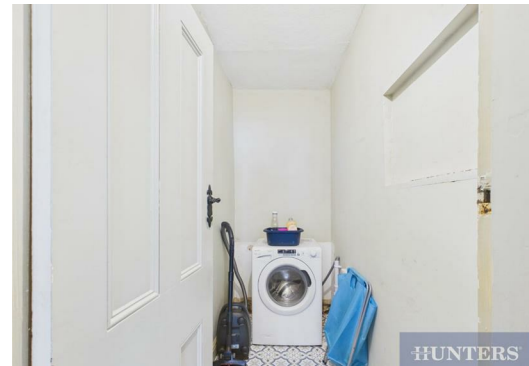
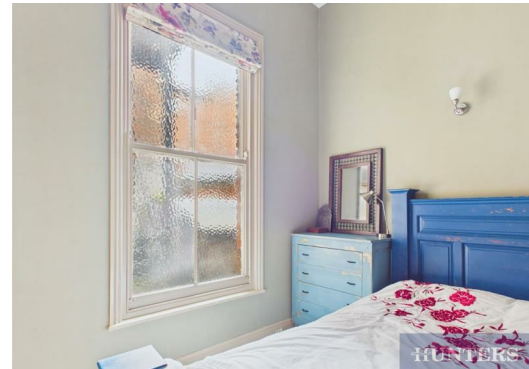
Hunters are pleased to bring to the market this spacious and characterful ground floor period flat, ideally positioned on the popular Avenue Victoria in Scarborough. Offering generous and versatile accommodation, the property combines traditional charm with a number of improvements made by the current owners, including a revamped kitchen, wood-burning stove and a recently installed new roof. The property is also offered with no onward chain.

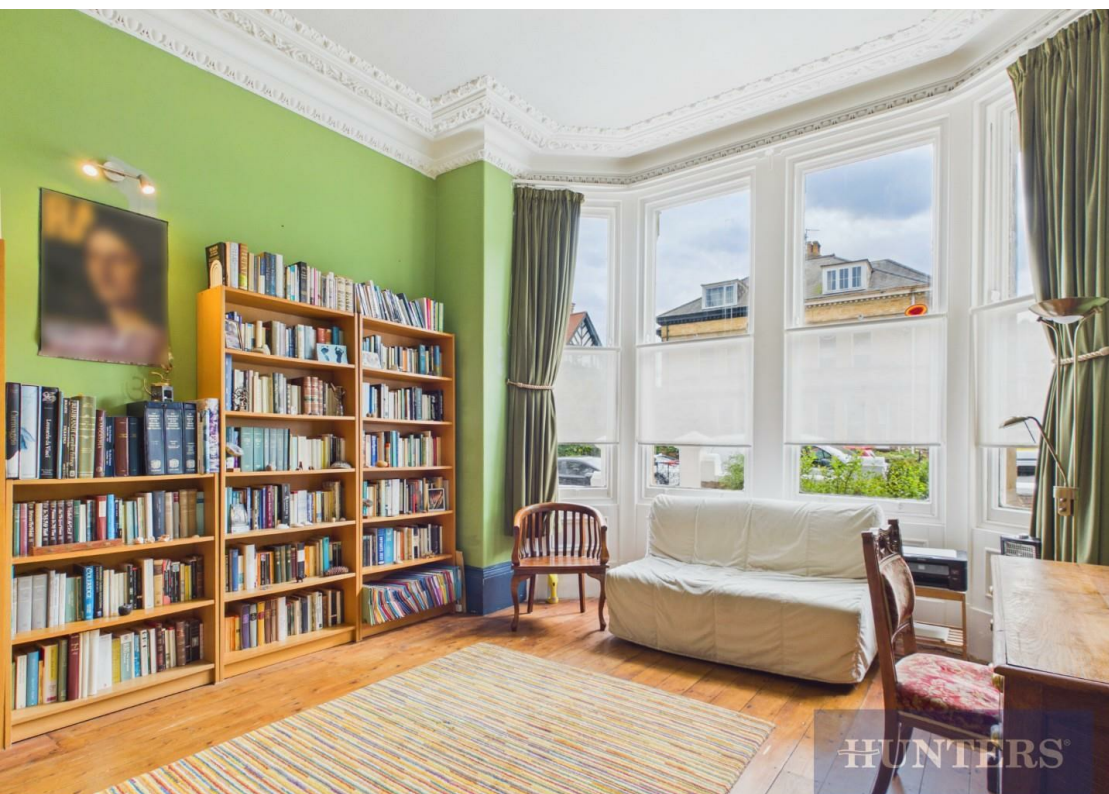
The accommodation opens into a welcoming hallway providing access to the principal rooms. A particular highlight is the impressive living room, offering excellent proportions and plenty of space for relaxing and entertaining. The wood-burning stove creates a warm and inviting focal point while complementing the period character of the home.

The revamped kitchen provides a practical and attractive space, with an adjoining dining room offering a separate area for everyday dining and entertaining. The property also features a well-proportioned bedroom and bathroom, while a further versatile living room/bedroom offers excellent flexibility and could be utilised as a second bedroom, additional reception room, home office or guest space. A useful laundry room provides additional practicality.

Externally, the property enjoys the rare advantage of owning both its front and rear outdoor spaces. To the front is a south-facing yard, providing an ideal spot to sit out and enjoy the sunshine. To the rear is a further private yard which acts as a real sun trap, creating another fantastic space for outdoor dining, entertaining or relaxing. The rear also benefits from a wood store and shed, providing useful outdoor storage.

Avenue Victoria is conveniently located close to Scarborough town centre, South Bay, local amenities and transport links. Offering spacious period accommodation, private outdoor space and no onward chain, this ground floor flat would make an ideal permanent home or coastal retreat.







Viewings

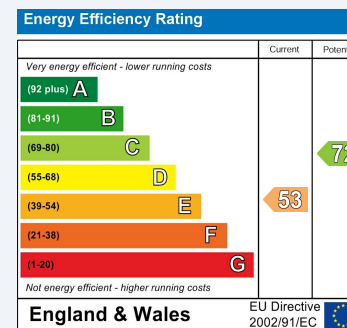
Please contact scarborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.