

## Londesborough Road, Scarborough YO12 5AD

- End-terrace home
- Living room, separate dining room and kitchen diner
- Front garden and rear garden with decking
- Finished to a high standard throughout
- Three well-proportioned bedrooms
- Convenient Scarborough location

**Offers In The Region Of £210,000**





# Londesborough Road, Scarborough YO12 5AD

## DESCRIPTION

Finished to a high standard throughout, this well-proportioned three-bedroom end-terrace home offers modern and versatile accommodation arranged over two floors, ideal for a range of buyers.

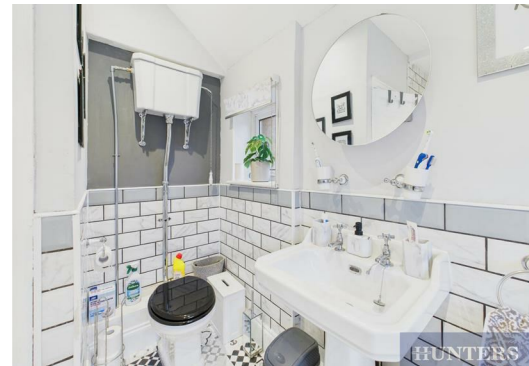
The ground floor features a welcoming entrance hallway leading to a spacious living room, a separate dining room ideal for entertaining, and a generous kitchen diner fitted with a range of contemporary units and integrated appliances, providing ample storage and worktop space with room for everyday dining. The layout flows well, offering clearly defined yet practical living areas suited to modern family life.

To the first floor, the property offers a large principal bedroom, along with two further generously sized bedrooms, suitable for family living, guests or home working. These are served by a well-appointed family bathroom, featuring both a roll-top bath and a separate shower, adding comfort and flexibility.

Externally, the property benefits from a front garden, along with a rear garden featuring decking, providing attractive outdoor spaces ideal for both kerb appeal and outdoor seating or entertaining.

Located on Londesborough Road, Scarborough, the property is well positioned for access to local amenities, schools, public transport links and Scarborough town centre, making it a convenient and popular residential location.

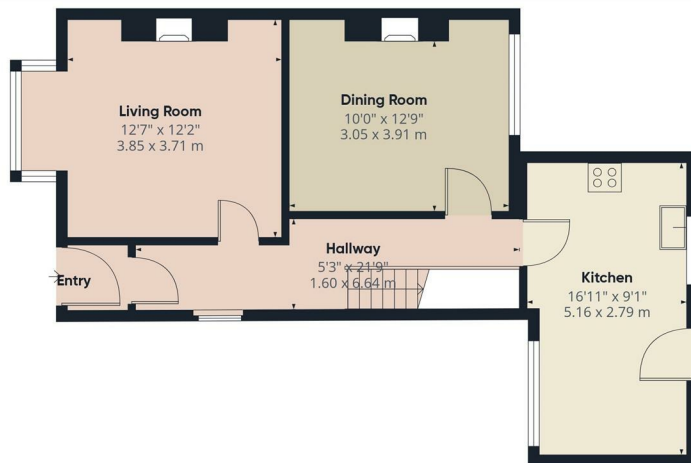
Overall, this beautifully presented home combines generous room sizes, modern finishes and well-balanced indoor and outdoor space, making it an excellent opportunity for buyers seeking a ready-to-move-into property in a popular residential area. Early viewing is highly recommended.



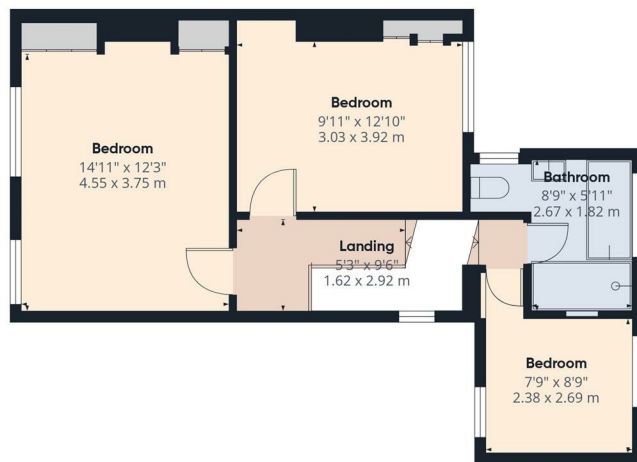








Ground Floor



Floor 1

### 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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HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>

1092 ft<sup>2</sup>  
101.7 m<sup>2</sup>

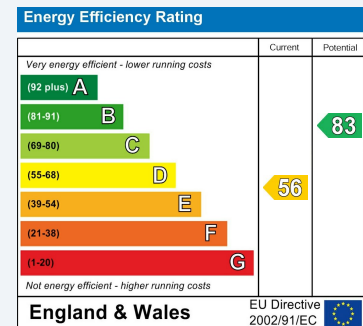
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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