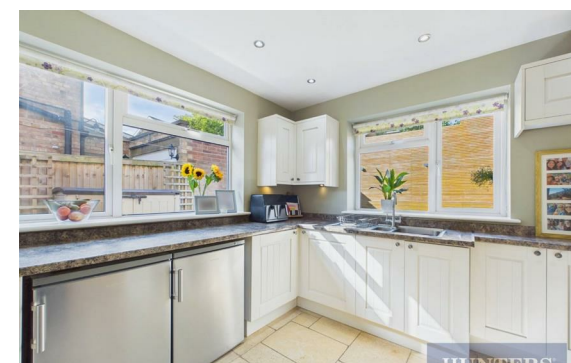




Lady Ediths Avenue, Scarborough, YO12 5RB

- Three Bedroom Detached Home
- Spacious Living Room & Separate Dining Room
- Private, Non-Overlooked Rear Garden
- New Roof & Recently Redecorated
- Utility Room & Downstairs WC
- Driveway & Separate Garage with Electricity

£340,000



Lady Ediths Avenue, Scarborough, YO12 5RB

DESCRIPTION

Hunters are pleased to bring to the market this well-proportioned three-bedroom detached home, ideally positioned on the popular Lady Edith's Avenue in Scarborough. Offering generous living accommodation, gardens to both the front and rear, a driveway and separate garage, the property makes an excellent choice for families, couples or those looking for a spacious home in a convenient location.

The property has benefited from a number of improvements by the current owners, including a new roof and recent redecoration. On entering the home, a welcoming hallway provides access to the principal ground floor rooms. The spacious living room and separate dining room have both been redecorated, creating bright and inviting spaces for relaxing, entertaining and everyday family life. The kitchen provides a practical range of storage and workspace, while a particularly useful addition is the separate utility room, offering further space for appliances and household storage. A downstairs WC completes the ground floor accommodation.

To the first floor are three bedrooms, all of which have recently been redecorated, providing fresh and versatile accommodation. The bedrooms are served by the family bathroom, with a separate WC adding further convenience.

Externally, the property benefits from gardens to both the front and rear. The rear garden is not overlooked, providing an excellent degree of privacy and creating an ideal space for outdoor dining, entertaining or simply relaxing. A driveway offers off-road parking, while the separate garage benefits from electricity, making it ideal for secure parking, storage or use as a workshop.

Lady Edith's Avenue is a popular Scarborough location, well placed for local amenities, schools and transport links. With spacious accommodation, a new roof, private rear garden and garage, this is a fantastic family home.







Viewings

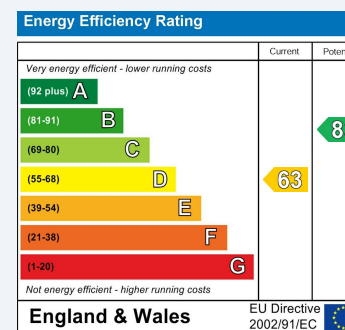
Please contact scarborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.