



HUNTERS®
HERE TO GET *you* THERE



HUNTERS®

Milton Avenue, Scarborough

Offers In Excess Of £130,000



Hunters are proud to bring to the market this WELL-PRESENTED MID-TERRACE HOME conveniently located in the ever so popular Falsgrave/Seamer Road area boasting TWO BEDROOMS, TWO RECEPTION ROOMS and ENCLOSED REAR GARDEN. BENEFITTING AMPLE OUTSIDE STORAGE and GARAGE this incredible property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING creating the PERFECT HOME for a range of buyers.

This bright and airy abode briefly comprises of: entrance hall leading to the spacious living room benefiting from a beautiful bay window and open plan kitchen/dining room. To the first floor you are welcomed by two generous sized bedrooms and family bathroom. To the outside of the property you are presented with a low-maintenance front courtyard and enclosed rear lawned garden benefiting from ample outside storage and garage.

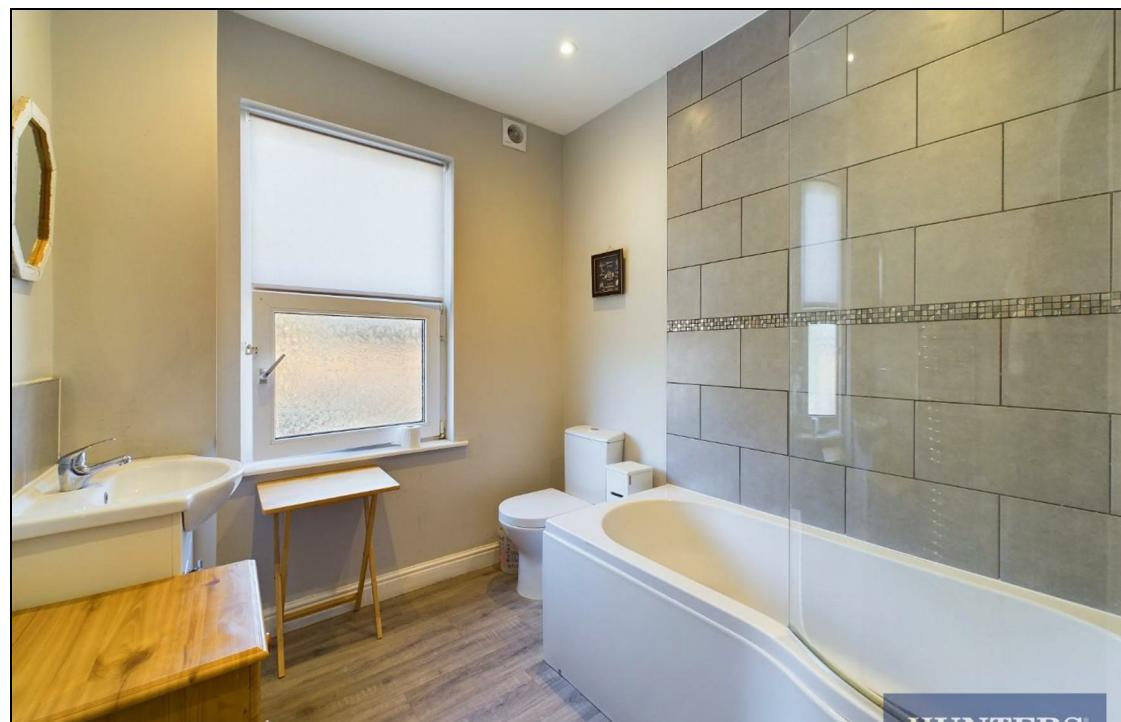
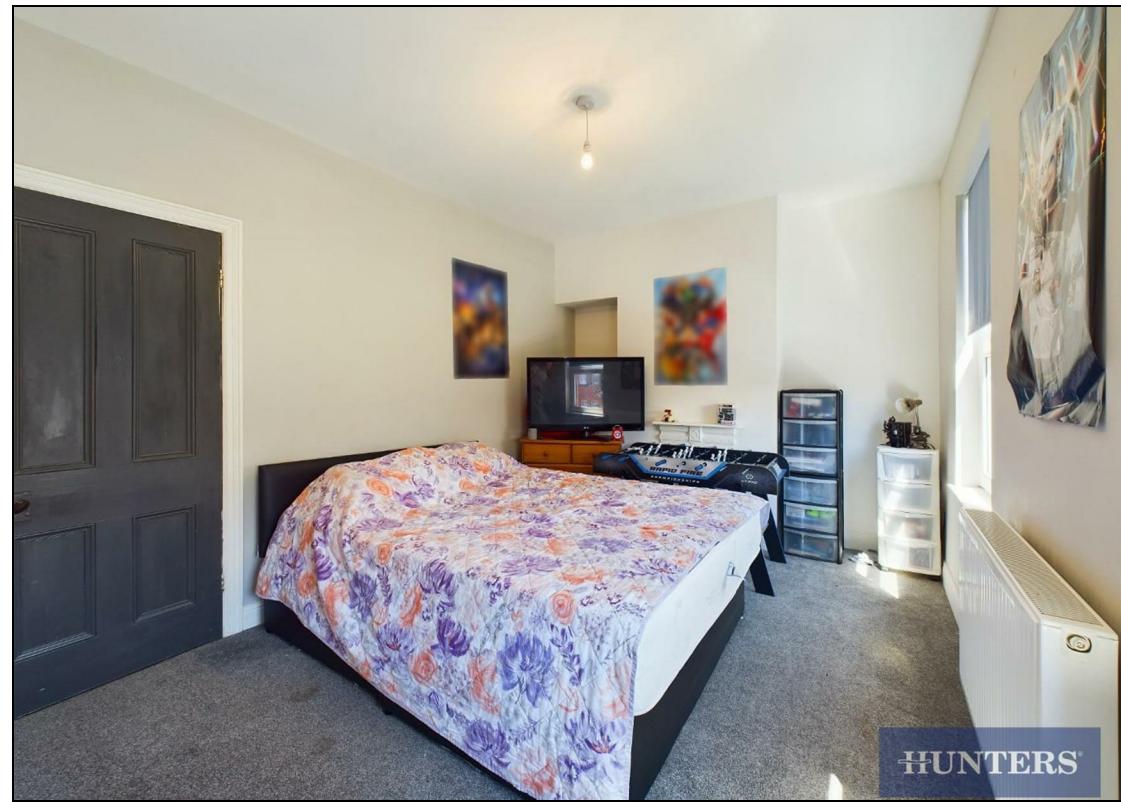
Situated within the ever-popular Falsgrave/Seamer Road area, a wealth of amenities are presented at hand including local supermarkets, a range of popular eating and drinking establishments, a choice of popular junior schools and is within a close proximity from 'Falsgrave Park'.

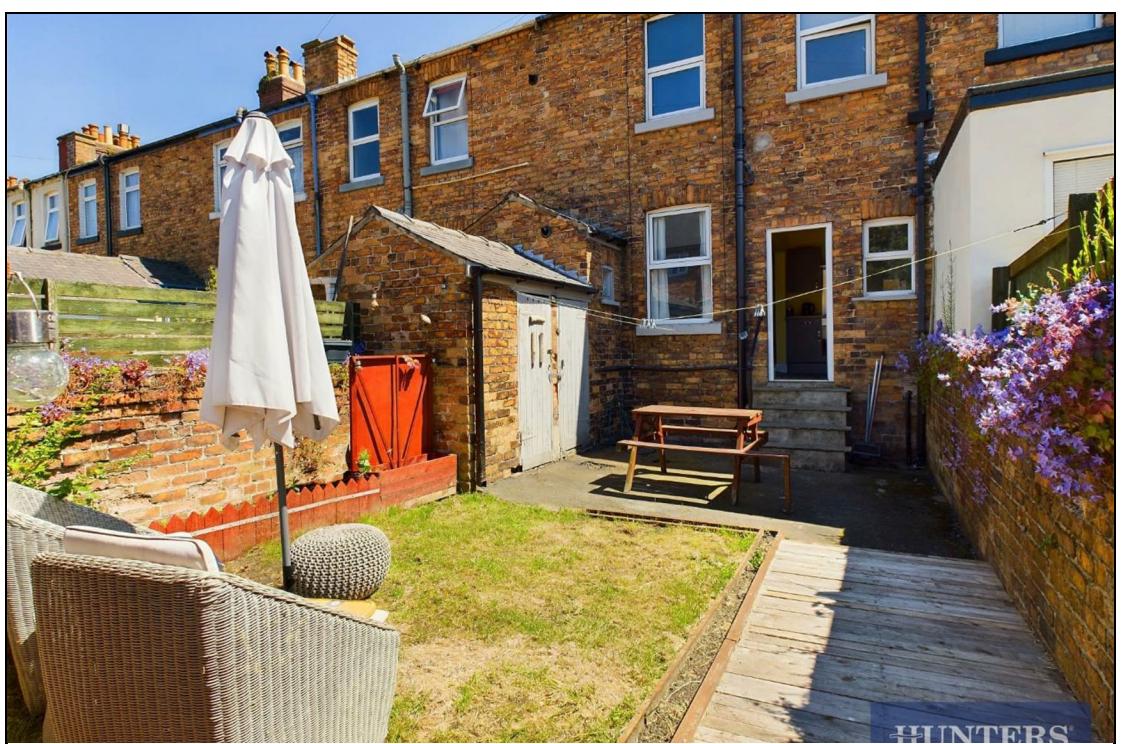
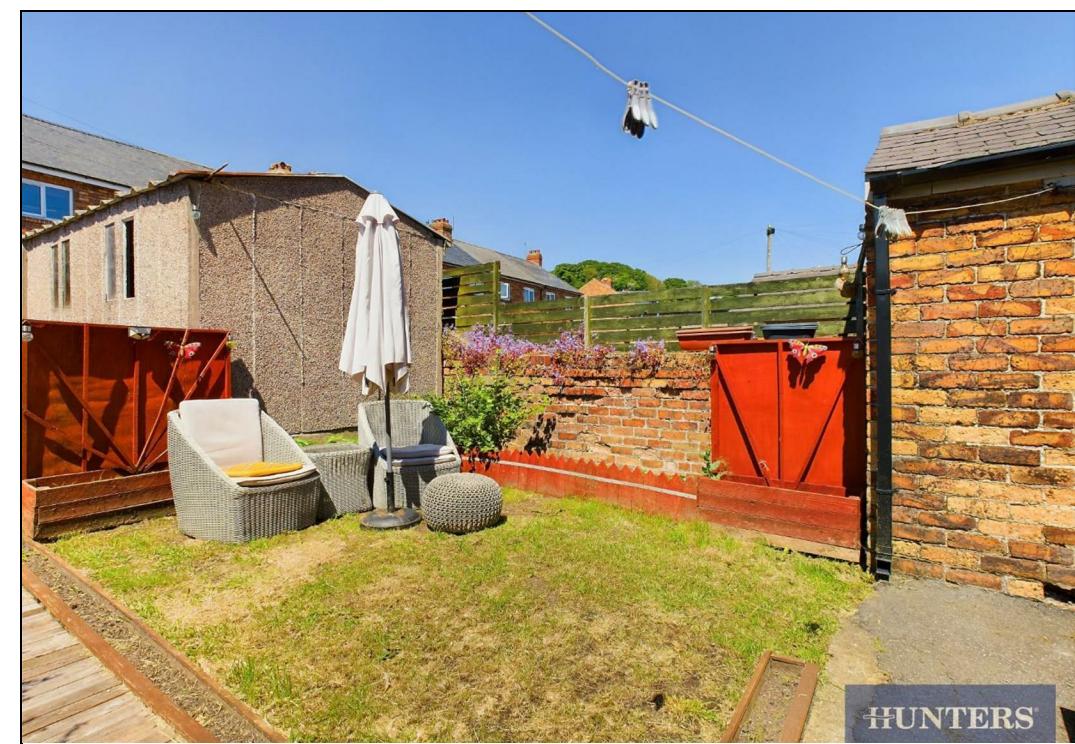
Internal viewings are highly recommended to fully appreciate this INCREDIBLE property, call the office now!

KEY FEATURES

- Mid-Terrace House
- Two Bedrooms
- Two Reception Rooms
- Enclosed Rear Yard
- Garage
- Highly Sought After Area
- EPC: D
- Council Tax: A







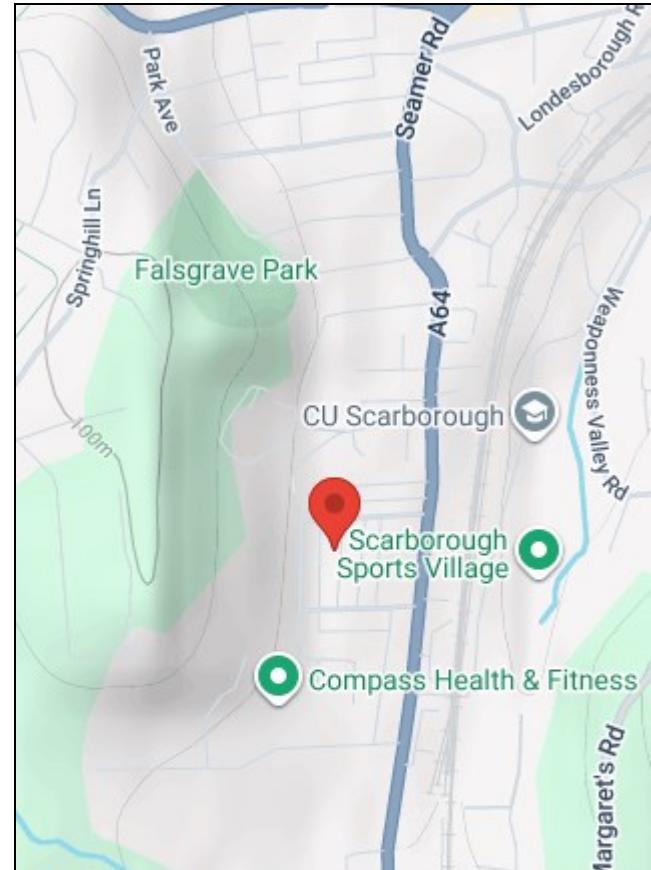


Approximate total area⁽¹⁾
635.03 ft²
59 m²

⁽¹⁾ Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	87	67

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	87	67

33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)
scarborough@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Coast and Country Scarborough Ltd | Registered Address: C/O Dutton Moore Aldgate House 1-4 Market Place Hull HU1 1RS | Registered Number: 5974243 England and Wales | VAT No: 212 2999 13 with the written consent of Hunters Franchising Limited