



OFFERS IN REGION OF £160,000
17 ST. JOHNS AVENUE, SCARBOROUGH, YO12 5EU

- Semi Detached House
- Two Reception Rooms
- Kitchen Diner
- Low Maintenance Gardens

A WELL PRESENTED FORMER THREE BEDROOM SEMI DETACHED HOUSE NOW CURRENTLY SET OUT AS A TWO DOUBLE BEDROOM. ELEVATED FROM THE ROAD WITH TERRACED PATIO GARDEN TO THE REAR, CONVENIENT LOCATION WITH ALL OF THE TOWN'S AMENITIES CLOSE TO HAND.



TIPPLE UNDERWOOD ESTATE AGENTS
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT
www.tippleunderwood.co.uk
01723 350299
mail@tippleunderwood.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Property Description

The property when briefly described comprises, entrance porch, dual aspect bay fronted lounge, further bay fronted sitting room and an open plan kitchen diner to the ground floor. On the first floor are two double bedrooms and house bathroom. the property sits on a elevated plot away from the road offering an extra layer of privacy. To the rear of the property is an enclosed low maintenance garden with paved patio garden and timber deck.



GROUND FLOOR

PORCH

LOUNGE
16' x 15' (4.88m x 4.57m) max

SITTING ROOM
12' x 13' (3.66m x 3.96m) max into bay

KITCHEN/DINER
15' x 12' (4.57m x 3.66m)

FIRST FLOOR

LANDING

BEDROOM
16' x 12' (4.88m x 3.66m) max

BEDROOM
12' x 10' (3.66m x 3.05m) max

BATHROOM

OUTSIDE

GARDENS