

**£170,000**

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, RECENTLY UPGRADED, WITH TERRACED PATIO GARDEN TO THE REAR WITH RECENTLY CONSTRUCTED WORKSHOP, CONVENIENT LOCATION WITH ALL OF THE TOWN'S AMENITIES CLOSE TO HAND AND THE NORTH BAY A BRISK TEN-MINUTE WALK.



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

**CONTACT**  
[www.tippleunderwood.co.uk](http://www.tippleunderwood.co.uk)  
 01723 350299  
[mail@tippleunderwood.co.uk](mailto:mail@tippleunderwood.co.uk)

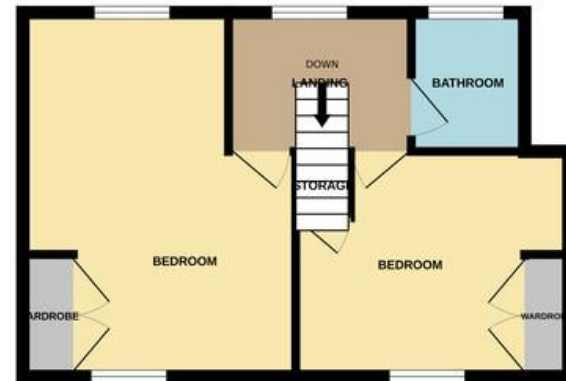
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



## 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 an elevated plot away from the road offering an extra layer of privacy. To the rear of the property is a recently upgraded low maintenance garden with two block paved seating areas, recently constructed workshop with light and power connected, gated access to the rear carriageway.



## 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

WORKSHOP  
10' x 7' (3.05m x 2.13m) Light and power connected.