

ST JOHNS AVENUE SCARBOROUGH YO12 5EU

£136,950



In our opinion, located off St Johns Road this two bedroomed semi-detached house (previously three bedrooms) sits slightly elevated from the road and has been extended to offer well laid out and spacious accommodation. In good decorative order throughout the property comprises of uPVC double glazed double doors to vestibule, large bay windowed through lounge, separate bay windowed sitting room, modern fitted kitchen in white wood grain effect with some integrated appliances opening to rear facing dining area with patio doors to rear. On the first floor are two double bedrooms the main one being particularly spacious. The bathroom has a contemporary white suite with Triton electric shower over the bath. Outside is a gravelled and paved front with decking and gravelled areas to the rear. The property also benefits from gas central heating and double glazing. Well worth inspection.



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Colin Ellis
property services



LOCATION

From Scarborough Railway Station, proceed up Westborough onto Falsgrave, turn right onto St Johns Road with St Johns Avenue off on the left hand side.

ENTRANCE

uPVC double glazed front door to porch.

PORCH

Quarry tiled floor, door to lounge.

LOUNGE 20'0" x 15'1" [6.1m x 4.6m] **Maximum**

Arched chimney breast with slate hearth, alcove, oak effect laminate floor, t.v point, two radiators, uPVC double glazed bay window overlooking the front, double glazed sliding patio doors to rear.

SITTING ROOM 13'9" x 12'7" [4.19m x 3.84m]

Fire surround with tiled back and hearth, arched alcove, coved ceiling, ceiling light, oak effect laminate floor, uPVC double glazed bay window overlooking the front, six panel colonial style doors to lounge and kitchen.

KITCHEN / DINER 15'0" x 11'10" [4.57m x 3.61m]

Stainless steel sink unit with matching mixer tap, tiled splashbacks, extensive range of fitted base, wall and drawer units in wood grain effect white units with coordinating grey granite effect open worksurfaces, integrated double oven, hob and extractor, plumbed for automatic washing machine, space for dryer and fridge freezer, coved ceiling, ceiling light, oak effect laminate floor. Dining area with coved ceiling, ceiling light, double glazed sliding patio door, uPVC double glazed window to the rear, radiator with thermostatic valve.



SPINDLE STAIRCASE LEADING TO FIRST FLOOR LANDING

Ceiling light, uPVC double glazed window overlooking the rear.

BEDROOM 1

16'0" x 12'7" [4.88m x 3.84m]

Alcove, cupboard housing gas boiler providing for radiators and domestic hot water, two radiators, two uPVC double glazed windows overlooking the front and rear, door to landing.

BEDROOM 2

12'1" x 10'2" [3.68m x 3.1m]

Ceiling light, oak effect laminate floor, radiator, uPVC double glazed window overlooking the front, door to landing.

BATHROOM

Three piece suite in white comprising of low flush w.c, hand basin in vanity cupboard, bath with Triton electric shower over, shower screen, tiled walls, uPVC double glazed window overlooking the rear, ceiling light, door to landing.

OUTSIDE

Paved frontage with gravelled and flower borders, side path leading through to spacious decked area with further gravelled area above, timber store shed enclosed by walls, gated pedestrian access onto rear lane.

EPC RATING

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RESIDENTIAL DISCLAIMER

The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.



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