



## *16 Royal Avenue, Scarborough, YO11 2LT*

*£239,950*

- *SEMI-DETACHED FAMILY HOME*
- *ACCOMMODATION ACROSS THREE FLOORS*
- *FITTED KITCHEN/DINER*
- *FOUR GOOD-SIZED DOUBLE BEDROOMS*
- *SOUTH FACING REAR GARDEN*
- *SOUTH SIDE LOCATION*
- *TWO RECEPTION ROOMS*
- *THREE-PIECE FAMILY BATHROOM SUITE*



## *16 Royal Avenue, Scarborough YO11 2LT*

*Andrew Cowen Estate Agents PRESENT TO THE MARKET this SPACIOUS, FOUR BEDROOM SEMI-DETACHED PROPERTY located in PROXIMITY TO SCARBOROUGH'S SOUTH BAY BEACH. This property offers TWO RECEPTION ROOMS, THREE-PIECE FAMILY BATHROOM SUITE and SOUTH FACING REAR GARDEN. This property would appeal to a NUMBER OF BUYERS, including those looking for a permanent residence.*



Council Tax Band: D



**This spacious accommodation across three floors comprises; entrance hallway leading into two separate lounge areas, both complete with feature fireplaces and one with a front facing bay window. There is a fitted kitchen/dining space with a range of base and wall units, as well as ample worktop space. There is also a separate W/C to the ground floor. To the first floor, there are three good-sized double bedrooms plus a three piece family bathroom suite. There is also a further double bedroom to the second floor. Externally, this property boasts an enclosed, south-facing rear garden, perfect for relaxing and outdoor dining. The property boasts original features throughout, newly fitted boiler and some sash PVC windows.**

**Situated on the South Side of Scarborough this property benefits from being located near a wealth of amenities including local shops, the Railway Station, the Town Centre and the South Bay Beach offering amusements and restaurants.**

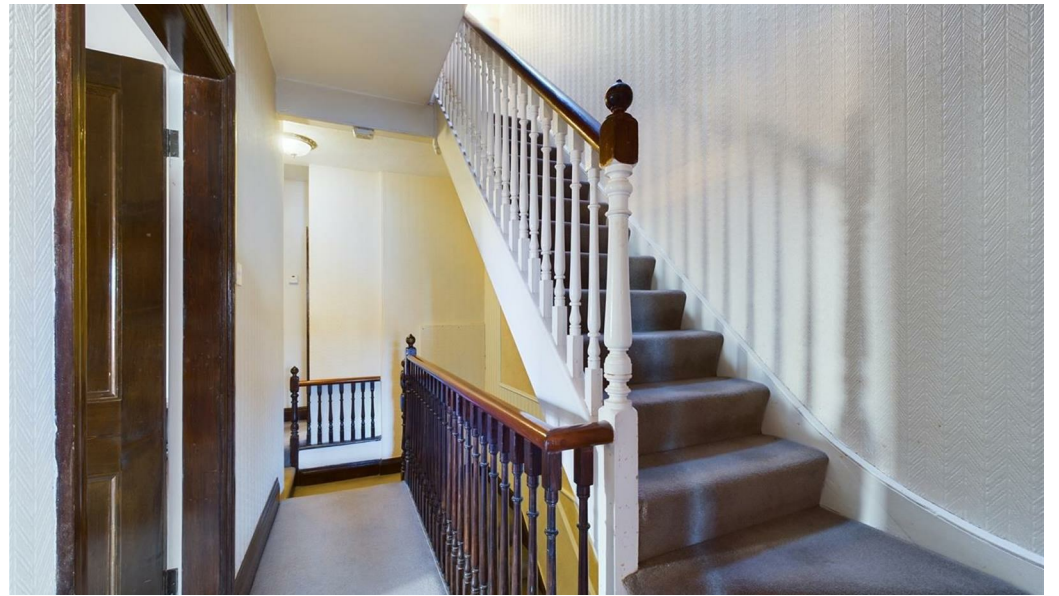
**Viewing is essential to appreciate the space, position and characterful features that this charming home has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!**

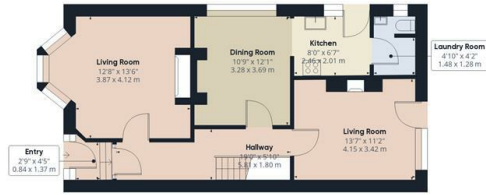












Floor 0



Floor 1



Floor 2

Approximate total area\*  
1540.65 ft<sup>2</sup>  
143.13 m<sup>2</sup>

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



### Viewings

**Viewings by arrangement only.  
Call 01723 377707 to make an appointment.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	