ANDREW COWEN

24 Woodall Avenue, Scarborough, YO12 7TH

Guide Price £210,000

- *Three-bedroom period townhouse*
- *Generous dining room*
- *Contemporary family bathroom*
- *Three floors of accommodation*
- *Stylish fitted kitchen*
- *Low-maintenance rear courtyard*
- *Living room with feature fireplace*
- *Three double bedrooms*
- *Excellent location close to Peasholm Park*

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24 Woodall Avenue, Scarborough YO12 7TH

A beautifully presented three-bedroom period townhouse arranged over three floors, offering spacious and stylish accommodation, an attractive bay-fronted living room, modern fitted kitchen, versatile home office, enclosed rear courtyard with elevated decking, and an excellent location close to Peasholm Park, North Bay Beach and local amenities.

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Council Tax Band: B

This beautifully presented three-bedroom period townhouse offers an exceptional blend of traditional character and contemporary styling, arranged over three generous floors and occupying a highly sought-after residential location close to Scarborough's North Bay, Peasholm Park and a wide range of local amenities.

The property immediately impresses with its attractive kerb appeal, complemented by a low-maintenance front garden creating a welcoming first impression. Internally, the home has been tastefully modernised throughout whilst retaining its generous proportions, making it an ideal choice for families or buyers seeking versatile living accommodation.

The ground floor features a welcoming entrance hallway leading to a spacious bay-fronted living room, filled with natural light and centred around an attractive fireplace. To the rear is a generous dining room, providing an excellent space for both everyday family life and entertaining, with direct access to the enclosed rear garden. Completing the ground floor is a stylish fitted kitchen offering an excellent range of cabinetry and workspace.

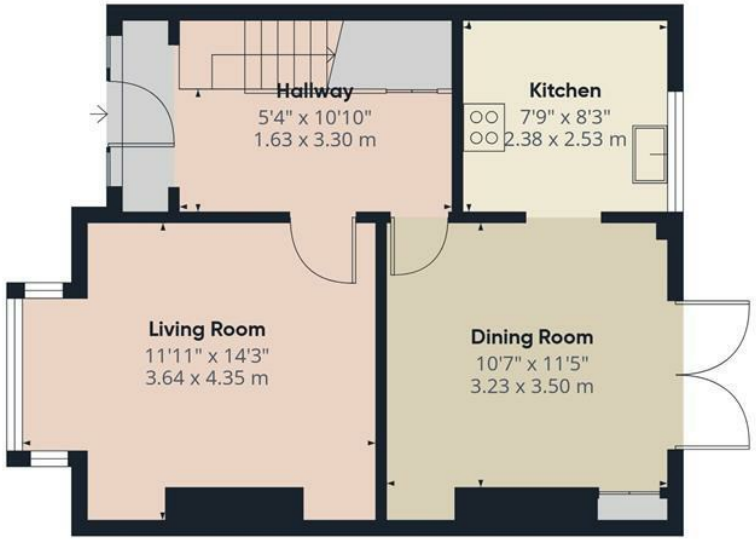
To the first floor are two well-proportioned double bedrooms, a single bedroom, together with a contemporary family bathroom finished to a high standard.

The second floor provides a superb bedroom or office depending on preference, creating a peaceful retreat with generous floor space and useful eaves storage.

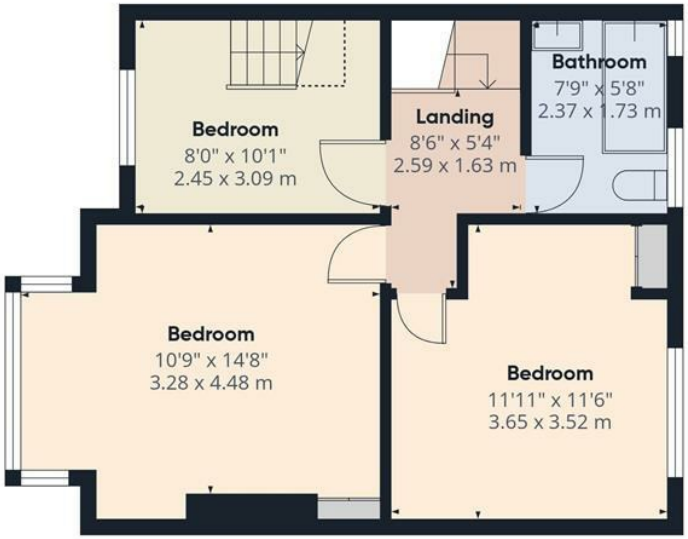
Externally, the rear of the property enjoys an enclosed courtyard garden with an elevated timber deck, offering a fantastic outdoor entertaining space alongside a low-maintenance seating area. The attractive frontage further enhances the property's appeal and provides an inviting outdoor seating area.

Ideally positioned within easy reach of North Bay Beach, Peasholm Park, local schools, supermarkets, cafés and excellent transport links, this is a superb family home combining space, style and convenience in one of Scarborough's most desirable residential areas.

Early viewing is highly recommended to fully appreciate the quality, accommodation and lifestyle this outstanding home has to offer.



Floor 0



Floor 1

Floor 2

ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

1082 ft²

100.5 m²

Reduced headroom

106 ft²

9.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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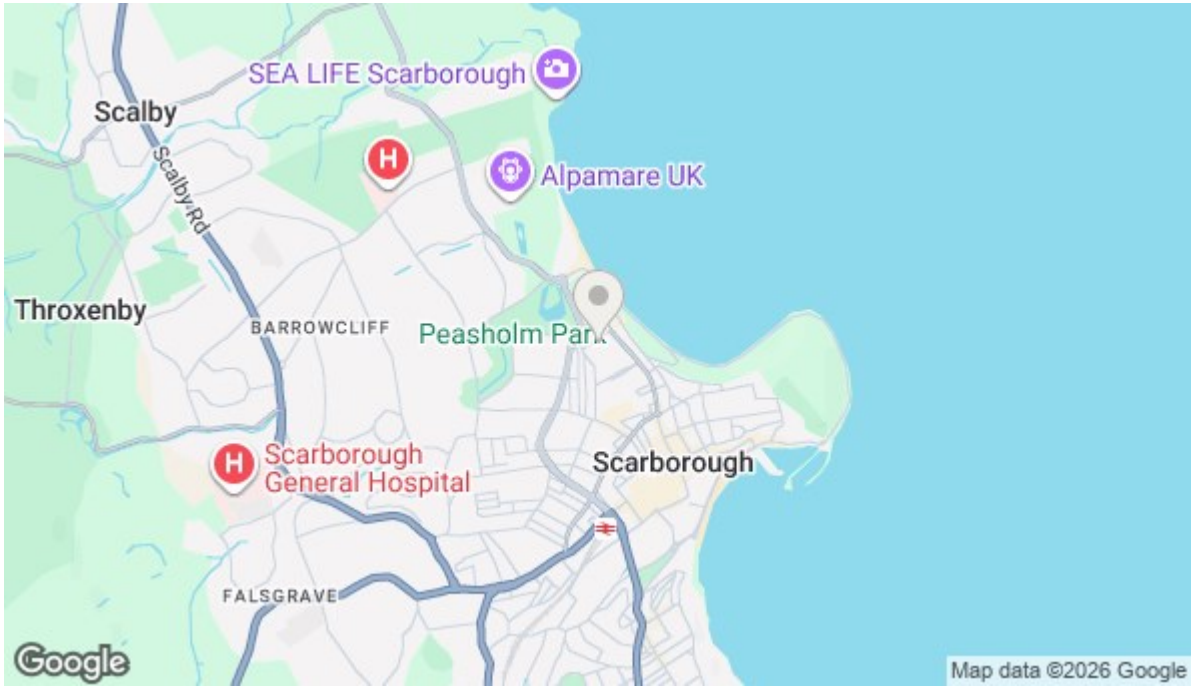

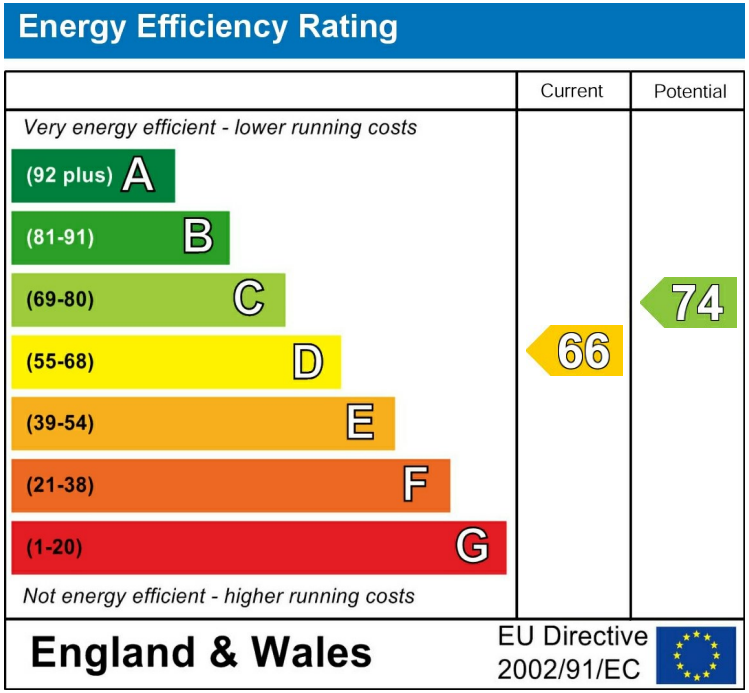

Viewings

Call the office to make an appointment today!

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View our website here!

Looking to Sell?

Book a no obligation valuation today!

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