ANDREW COWEN

22 Stepney Avenue, Scarborough, YO12 5BW

Guide Price £165,000

- *Three-bedroom period terraced home*
- *Generous separate dining room*
- *Two first-floor bedrooms*
- *Accommodation arranged over three floors*
- *Modern fitted kitchen*
- *Impressive second-floor/loft bedroom*
- *Spacious bay-fronted lounge*
- *Large first-floor family bathroom*
- *Enclosed, low-maintenance rear garden/yard*

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A well-presented three-bedroom period terraced home offering spacious accommodation over three floors. Featuring a bay-fronted lounge, generous dining room, modern fitted kitchen, spacious family bathroom and versatile loft bedroom, the property provides an excellent balance of character and practicality. Outside is a private, low-maintenance enclosed rear garden/yard, making this an appealing home well suited to a range of buyers.

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Council Tax Band: B

Impressive Three-Bedroom Period Terrace with Generous Living Space and Private Rear Garden

A deceptively spacious and well-presented three-bedroom period terraced home, offering versatile accommodation arranged over three floors. Combining generous room proportions with a modern fitted kitchen, two reception areas and a pleasant enclosed rear garden, this attractive property would make an excellent family home or a superb choice for buyers looking for plenty of living space.

The accommodation begins with an entrance hall providing access to the ground-floor living areas. To the front is a comfortable lounge, featuring a traditional bay window which brings plenty of natural light into the room. A fireplace provides an attractive focal point, while the room offers ample space for a range of seating and furnishings.

The adjoining dining room is particularly generous and provides an excellent space for both everyday family life and entertaining. Its proportions comfortably accommodate a full-size dining table and additional furniture, while the open connection with the lounge creates a sociable flow between the two principal reception rooms.

Positioned to the rear is the fitted kitchen, arranged with an extensive range of modern wall and base units complemented by contrasting work surfaces and tiled splashbacks. There is space for a selection of appliances, together with a gas hob, extractor and sink positioned beneath the rear-facing window. A useful ground-floor store completes this level.

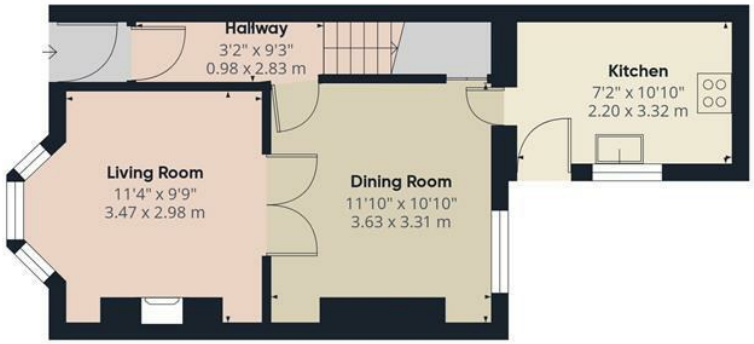
To the first floor, the landing leads to two bedrooms and the family bathroom. The principal bedroom is a well-proportioned double with plenty of room for freestanding furniture, while the second bedroom offers flexible accommodation suitable for use as a bedroom, nursery, dressing room or home office.

The family bathroom is notably spacious and fitted with a white suite incorporating a panelled bath with shower over, pedestal wash basin and WC, complemented by contrasting monochrome tiling.

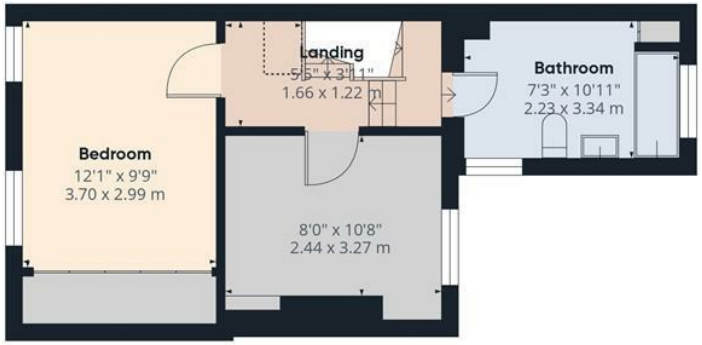
A further staircase rises to the second floor, where an impressive third bedroom occupies the converted loft space. With sloping ceilings, roof windows and additional natural light from the rear, this characterful room provides an excellent additional double bedroom, teenager's room or flexible workspace.

Externally, the property benefits from a private enclosed rear garden/yard, designed with ease of maintenance in mind and providing ample room for outdoor seating and entertaining. Established screening creates a good degree of privacy, while useful external storage further enhances the practicality of the space.

With its combination of three-storey accommodation, three bedrooms, two generous reception rooms and private outside space, this appealing period home offers considerably more accommodation than its frontage might initially suggest. Early viewing is recommended to fully appreciate the space and versatility on offer.



Floor 0



Floor 1

Floor 2

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SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

916 ft²

85 m²

Reduced headroom

12 ft²

1.1 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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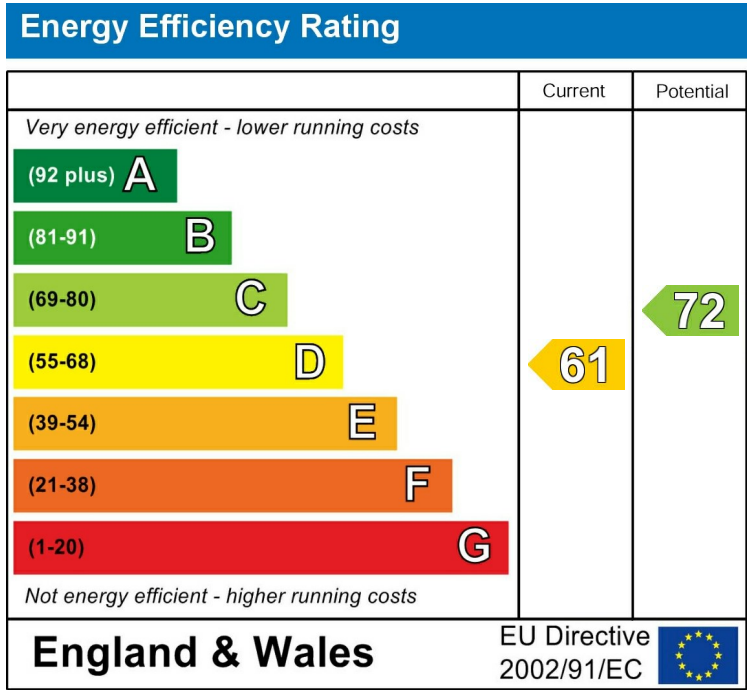

Viewings

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Book a no obligation valuation today!

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