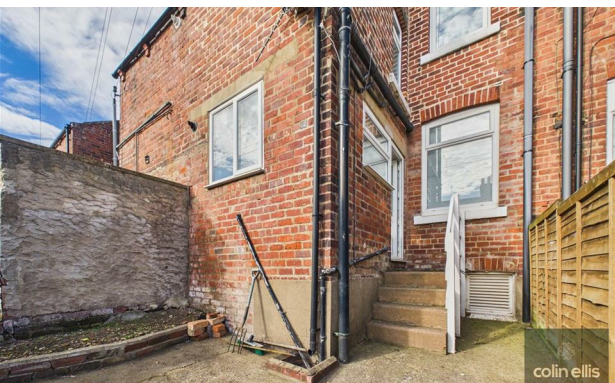




colin ellis

Elmville Avenue, Scarborough, YO12 7NL

A well presented two bedroom mid-terrace home situated on Elmville Avenue, conveniently located close to Peasholm Park. The property offers spacious accommodation arranged over two floors, along with a useful basement providing additional storage. Featuring a bay fronted living room, separate dining room, modern fitted kitchen, two bedrooms, a generous bathroom and an enclosed rear yard, this attractive home would appeal to a range of buyers.

Guide Price £183,750



PROPERTY DESCRIPTION

This attractive traditional mid terrace property offers a comfortable and well presented interior, combining generous room proportions with modern fixtures and fittings. Ideally positioned within easy reach of Peasholm Park and its surrounding amenities, the property is well placed for enjoying all that this popular area of Scarborough has to offer.

The accommodation begins with an entrance hall leading into a bright bay fronted living room, with a fireplace providing an attractive focal point. The living room flows through to a separate dining room, creating a versatile space for everyday living and entertaining. The property also benefits from a useful basement, providing additional space. To the rear is a modern fitted kitchen featuring a range of wall and base units, complementary work surfaces and tiled splashbacks, with access leading outside.

On the first floor are two bedrooms, including a generously proportioned principal double bedroom. Completing the accommodation is a spacious bathroom fitted with a white suite, including a bath and separate shower enclosure.

Externally, the property features a small walled frontage and an enclosed, low-maintenance rear yard.

LIVING ROOM

3.53 x 4.43 (11'6" x 14'6")

Coving, feature radiator, uPVC double glazed window, electric fire and power points.

DINING ROOM

3.67 x 3.65 (12'0" x 11'11")

Coving, uPVC double glazed window, feature radiator, stairs to cellar and power points.

KITCHEN

2.37 x 2.87 (7'9" x 9'4")

Base, wall and drawer unit, worktop, tiled splash back, integrated electric oven and hob, space for fridge/freezer, uPVC double glazed window and door to rear, sink/drain unit, mixer tap and power points.

LANDING

BATHROOM

2.33 x 2.83 (7'7" x 9'3")

Panel bath,

BEDROOM

4.20 x 3.67 (13'9" x 12'0")

Built in cupboard, uPVC double glazed window, double radiator and power points.

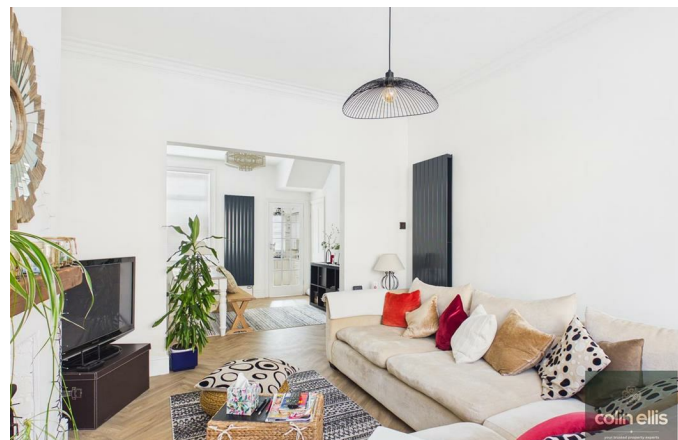
BEDROOM

2.52 x 3.65 (8'3" x 11'11")

Double radiator, uPVC double glazed window and power points.

OUTSIDE

Rear yard.







Approximate total area⁽¹⁾
826 ft²
76.7 m²

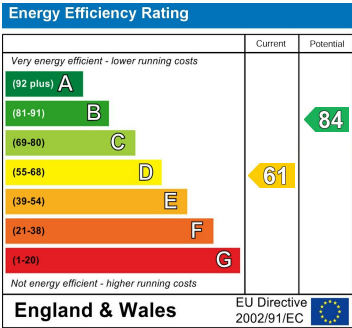
(1) Excluding balconies and terraces

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

GIRAFFE360

Elmville Avenue - 18659957
Council Tax Band - B
Tenure - Freehold

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. Council Tax Band ratings have been provided by DirectGov.



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