



£220,000

33 AVENUE ROAD, SCARBOROUGH, YO12 5JU

- Sympathetically Modernised
 - Beautiful Garden
 - Three Bedrooms
 - Convenient Location
- A GORGEOUS PERIOD THREE BEDROOM TERRACED COTTAGE SITUATED IN THIS POPULAR, CONVENIENT LOCATION CLOSE TO ALL OF THE TOWN CENTRE'S AMENITIES. WITH FANTASTIC COTTAGE GARDEN, TWO RECEPTION ROOMS AND THREE WELL APPOINTED BEDROOMS.



TIPPLE UNDERWOOD ESTATE AGENTS

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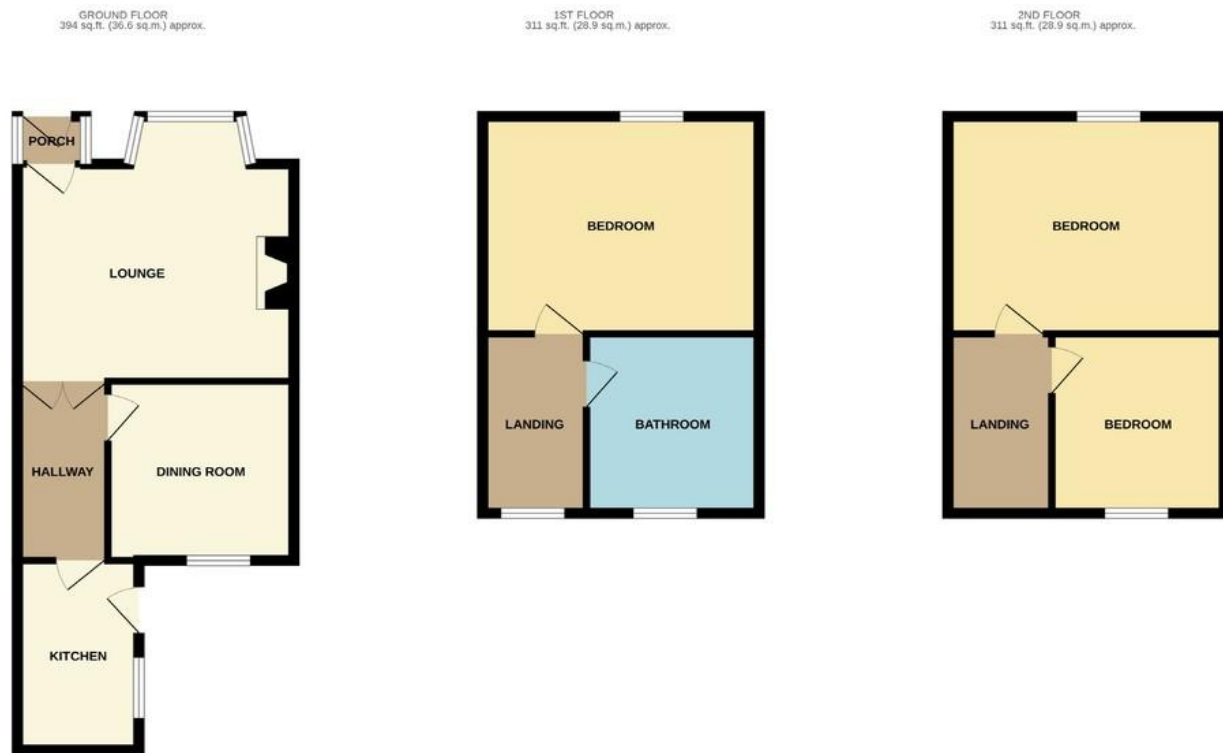
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

The property when briefly described comprises entrance hall, bay fronted lounge, rear facing dining room and breakfast kitchen to the ground floor. On the first floor is the master bedroom and modern four-piece bathroom. To the second floor are two further well-appointed double bedrooms, The front of the property has a stunning, private, enclosed cottage garden and to the rear is an enclosed yard with outside loo. This property has to be viewed to be appreciated.



GROUND FLOOR

ENTRANCE PORCH

LOUNGE
 14' 5" x 14' 5" (4.39m x 4.39m)

HALLWAY

DINING ROOM
 9' 9" x 9' 3" (2.97m x 2.82m)

KITCHEN
 10' 4" x 6' 5" (3.15m x 1.96m)

FIRST FLOOR

LANDING

MASTER BEDROOM
 14' 6" x 12' 1" (4.42m x 3.68m)

BATHROOM
 9' 8" x 9' (2.95m x 2.74m)

SECOND FLOOR

LANDING

BEDROOM
 14' 6" x 12' 1" (4.42m x 3.68m)

BEDROOM
 9' 9" x 9' 4" (2.97m x 2.84m)

OUTSIDE

GARDEN

WC

REAR YARD