



50 Ashville Avenue

Peasholm, Scarborough, YO12 7NF

Guide Price £218,000



We are delighted to bring to the market this 4 bedroom terraced house in one of the ever popular Avenues close to Peasholm Park, the North Bay and all its many amenities and just a short walk to Scarborough Town Centre and beyond to the South Bay. When briefly described the property consists of lounge through to the dining room, modern kitchen and utility/wc to the ground floor. Upstairs there are 4 bedrooms and a modern bathroom. To the rear of the property is a well appointed courtyard garden with security light. In our opinion, this is a perfect blend of great location and period property with modern styling and conveniences. Call our friendly sales team to arrange your viewing.



Front Entrance

Hallway

Living room 15'7" x 13'4" (4.76 x 4.07)

With bay windows to the front of the property, overhead lighting, radiator and fireplace with ornamental surround.

Dining Room 11'10" x 11'3" (3.61 x 3.44)

UPVC windows to the rear of the property, laminated flooring, overhead lighting and radiator.

Kitchen 16'1" x 9'4" (4.92 x 2.86)

A modern style cream kitchen with tongue and groove splash backs, stainless steel sink and drainer. Electric hob with extractor over, combination microwave and grill, combination oven and grill. UPVC windows and external door to rear yard.

Utility/WC 6'5" x 4'9" (1.96 x 1.45)

Plumbed for an automatic washing machine, hand basin and WC.

Bedroom 1 15'7" x 11'10" (4.76 x 3.61)

UPVC Bay window to the front of the property, built in storage, radiators and overhead lighting.

Bedroom 2 11'10" x 11'3" (3.61 x 3.44)

UPVC windows overlooking the rear of the property, overhead lighting and radiator.

Bedroom 3 10'7" x 9'4" (3.24 x 2.86)

UPVC windows to the rear of the property, overhead lighting and radiator.

Bedroom 4/Study 12'3" x 6'5" (3.75 x 1.96)

UPVC windows to the front of the property, overhead lighting and radiator.

Bathroom 5'6" x 5'2" (1.68 x 1.60)

A walk in shower with wash basin, w/c and bidet. Mosaic wall tiling, laminating flooring and UPVC windows.

Outside

Courtyard garden with gated entrance

Area Map

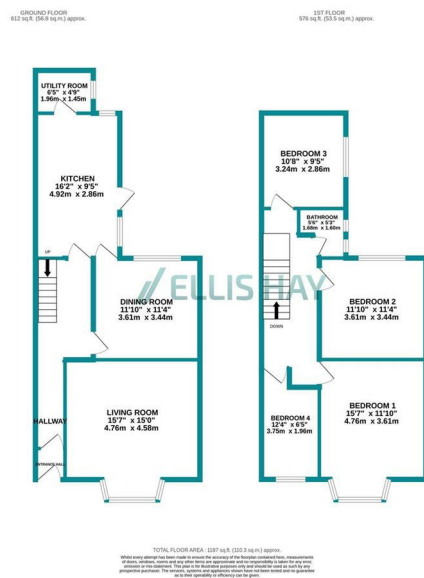


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: C

Tenure: Freehold



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