



43 Mayville Avenue

Peasholm, Scarborough, YO12 7NW

Guide Price £150,000



Ellis Hay is pleased to welcome to the market this two-bedroom mid-terrace property located on Mayville Avenue. Situated in a popular residential area, the home offers convenient access to a range of local amenities including well-regarded schools, Scarborough town centre, Peasholm Park, and the North Bay, with its array of attractions and facilities.

The accommodation comprises a spacious lounge and separate dining through to the kitchen, and two good-sized bedrooms to the first floor. A particular feature of the property is the large bathroom, which includes both a bath and a separate shower cubicle, along with a separate WC. The property also benefits from gas central heating, double glazing, and a private rear yard.

Offered with no onward chain, this property presents an excellent opportunity for a variety of buyers. Early viewing is recommended to fully appreciate the location and potential this home has to offer.



FORECOURT FRONT

UPVC DOUBLE GLAZED FRONT DOOR

ENTRANCE HALL

With a radiator

LOUNGE

With a UPVC double glazed Bay window overlooking the front, T.V point, radiator, fitted gas fire, wooden fireplace and wood flooring

DINING ROOM

With a radiator, understairs cupboard and a UPVC double glazed window overlooking the rear

KITCHEN

With a range of wall and base units, overhead cupboards, space for gas cooker, stainless steel hood, stainless steel sink, mixer tap, ceiling spotlights, plumbing for automatic washing machine, space for fridge/ freezer , window overlooking the rear and a rear door

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

With a Victorian fireplace, radiator and two UPVC double glazed windows overlooking the front

BEDROOM TWO

With a radiator, fitted cupboards and a UPVC double glazed window overlooking the rear

BATHROOM

With a white bath , mixer bath taps, wash hand basin, part tiled walls , separate shower cubicle and a UPVC double glazed window

WC

With a W.C and a UPVC double glazed window

OUTSIDE

To the front there is a forecourt and to the rear there is a yard.

DIRECTIONS

What Three Words
elbow.loss.paths

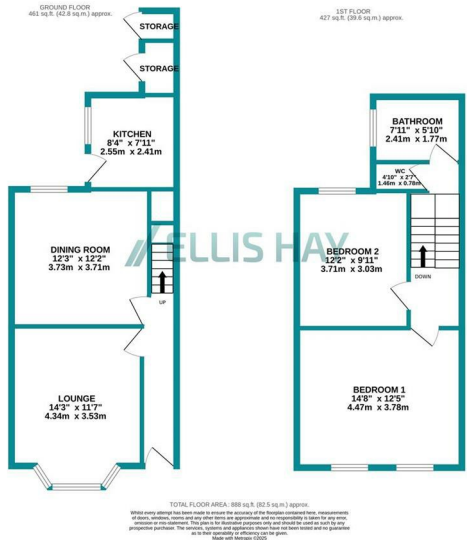
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		66
(55-68) D		
(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: B

Tenure: Freehold



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