



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



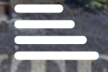
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HUNTERS<sup>®</sup>

# Elmville Avenue, Scarborough

Asking Price £185,000



Welcome to Elmville Avenue, Scarborough - a charming terraced house that offers a perfect blend of modern living and traditional charm.

The two reception rooms offer versatility and space, allowing you to create different living areas to suit your lifestyle. Whether you fancy a cosy night in or a formal gathering, this property has the space to accommodate your needs. With three cosy bedrooms, there is plenty of space for a growing family or for those who enjoy having a home office or guest room. The modern kitchen is a chef's dream, providing the perfect space to whip up delicious meals for your family and friends.

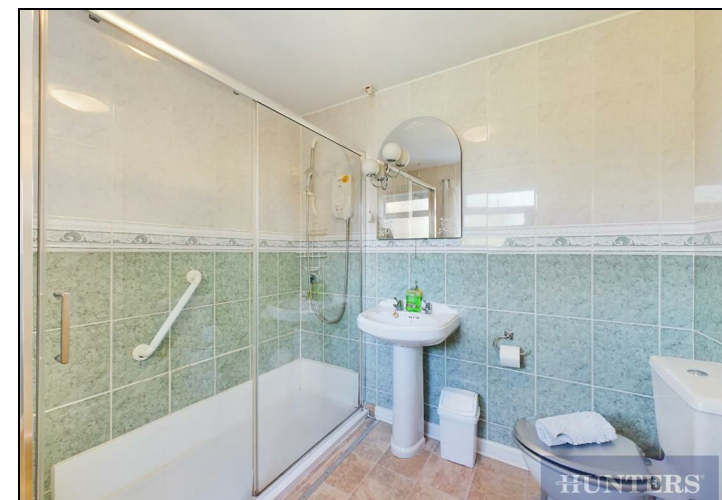
One of the highlights of this property is the convenience of a downstairs shower room, perfect for those busy mornings or after a long day at work. Additionally, the upstairs WC adds a touch of practicality to this lovely home.

Located in the desirable Elmville Avenue, this property is surrounded by local amenities, schools, and parks, making it an ideal choice for families or professionals looking for a convenient yet peaceful place to call home.

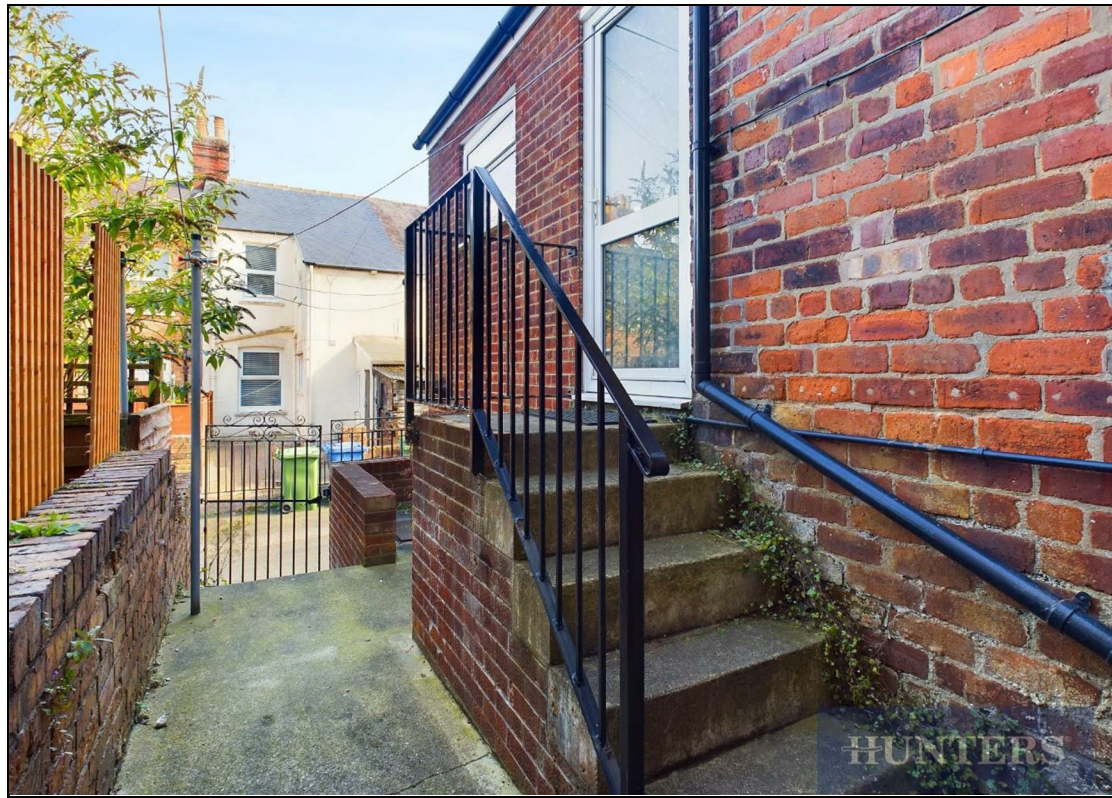
Don't miss out on the opportunity to make this charming terraced house your own - book a viewing today and envision the endless possibilities that this property has to offer.

## KEY FEATURES

- Three Bedrooms
- Modern Kitchen
- Two Reception Rooms
  - Upstairs WC
- Downstairs Shower Room
- Outside Courtyard









**Approximate total area<sup>(1)</sup>**  
 1112.88 ft<sup>2</sup>  
 103.39 m<sup>2</sup>

**Reduced headroom**  
 11.63 ft<sup>2</sup>  
 1.08 m<sup>2</sup>

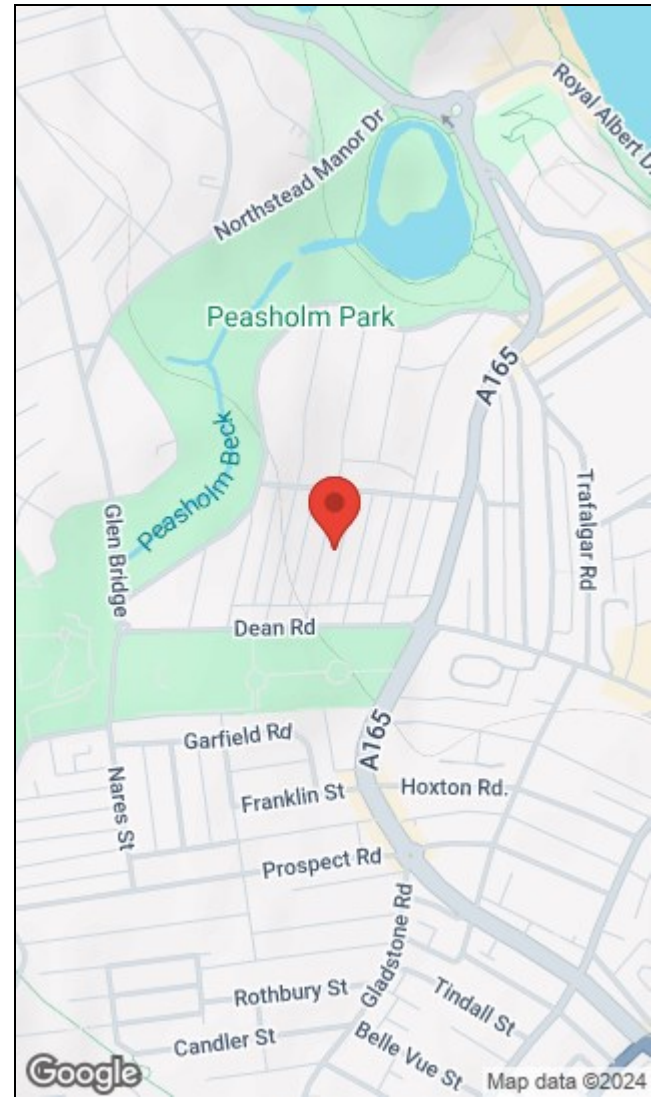
(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	<b>59</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	<b>59</b>
EU Directive 2002/91/EC	

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