



40 Ashville Avenue, Scarborough YO12 7NF
Offers In The Region Of £232,500

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- RECENTLY MODERNISED THROUGHOUT
- NO ON-WARD CHAIN
- TURN KEY READY HOLIDAY HOME/FAMILY HOME
- OFFERED TO THE MARKET FURNISHED OR UNFURNISHED
- OPEN PLAN MODERN KITCHEN/DINER

Nestled on Ashville Avenue in the charming coastal town of Scarborough, this beautifully renovated house offers a perfect blend of modern living and traditional comfort. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The heart of the home is the open plan kitchen and breakfast room, which has been designed to an excellent standard, making it a delightful space for culinary enthusiasts and family gatherings alike. The property features a well-appointed bathroom, shower room and an additional separate W/C, ensuring convenience for all residents and visitors.

One of the standout features of this home is the enclosed private rear yard, offering a tranquil outdoor space for enjoying the fresh air or hosting summer barbecues. The location is particularly appealing, situated in the popular Peasholm area, which is conveniently close to the town centre, the picturesque North Bay, and the train station, making it easy to explore the surrounding areas.

This property presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home. With its excellent standard of renovation and prime location, it is not to be missed.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Living Room
11'9" x 13'9" max

Dining Room/Bedroom 4
12'1" x 11'5" max

Kitchen/Breakfast Room
19'8" x 10'5" max

FIRST FLOOR

Bedroom 1
11'9" x 11'9" max

Bedroom 2
12'1" x 11'5" max

Bedroom 3
6'6" x 11'9" max

W/C
4'3" x 2'11" max

Shower Room
6'10" x 4'11" max

Bathroom
10'5" x 7'6" max

SECOND FLOOR

Loft Room/Bedroom 5
16'0" x 10'5" max

Externally

To the front of the property lies a small front courtyard with steps leading to the front door. To the rear of the property lies a private south facing enclosed rear yard with access to the back lane.

Details Prepared
AB250325



Interested? Get in touch:

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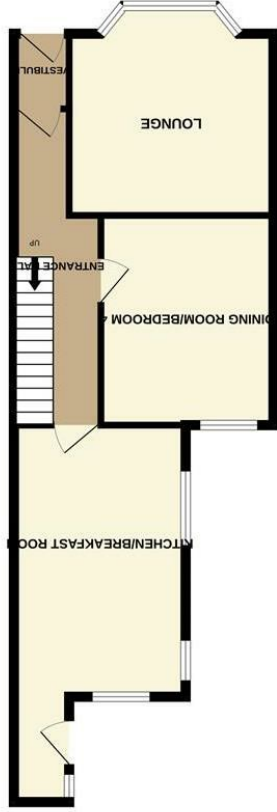
CPH



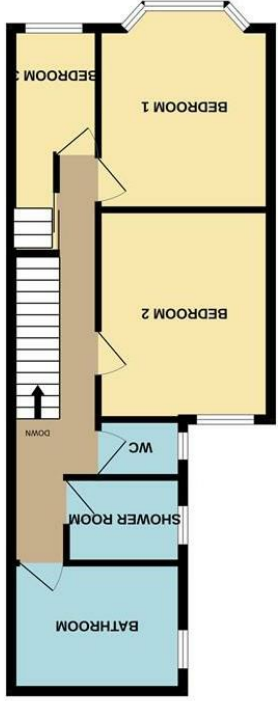
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

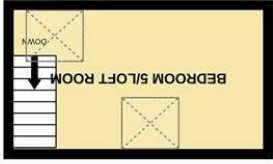
TOTAL FLOOR AREA: 1158 sq.ft. (107.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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GROUND FLOOR
525 sq. ft. (48.8 sq.m.) approx.



1ST FLOOR
503 sq. ft. (46.7 sq.m.) approx.



2ND FLOOR
129 sq. ft. (12.0 sq.m.) approx.

