



41 Ashville Avenue, Scarborough YO12 7NF  
Price Guide £199,950

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- BAY FRONTED FOUR BEDROOM MID TERRACED HOME
- GENEROUS LIVING ARRANGEMENTS
- TWO RECEPTION ROOMS
- PAVED LOW-MAINTENANCE YARD
- POPULAR RESIDENTIAL LOCATION
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Built circa 1900's is this GENEROUS, FOUR BEDROOMED mid-terrace home which is well located on one of the MUCH-DESIRED AVENUE'S towards the NORTH SIDE of Scarborough and is offered to the market with NO ONWARD CHAIN. The property also has TWO RECEPTION ROOMS and a REAR YARD.

The property comprises in brief; entrance vestibule, hallway with stairs to the first floor and understairs storage, a bay fronted lounge with a fireplace, a separate dining room and a spacious kitchen fitted with a range of units and a door out to the rear yard. To the first floor of the property lies a landing with doors to four bedrooms, a bathroom and a separate WC. Externally, to the rear of the property lies a paved yard with a garden shed that has power.

Being set on one of the much sought after 'Avenues' the property is well located for a wide range of amenities as well as being within close proximity to Scarborough's main attractions including Peasholm Park, The North Bay, local eateries and drinking establishments and the Town Centre.

Internal viewing is highly recommended due to the space and location this property has on offer. Contact our experienced and friendly team at CPH today to arrange a viewing on or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





## ACCOMMODATION:

### GROUND FLOOR

#### Entrance Vestibule & Inner Hallway

#### Lounge

13'5" max into bay x 12'9" max

#### Dining Room

12'1" x 10'9" max

#### Kitchen

15'1" x 10'5" max

### FIRST FLOOR

#### Landing

#### Bedroom One

13'5" max into bay x 12'1" max

#### Bedroom Two

12'1" x 11'1" max

#### Bedroom Three

10'9" max x 9'6" max

#### Bedroom Four

8'2" x 6'6"

#### Bathroom

6'10" x 3'11"

#### Separate WC

#### Details Prepared/Ref

TLPF/130525



Interested? Get in touch:

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**CPH**

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

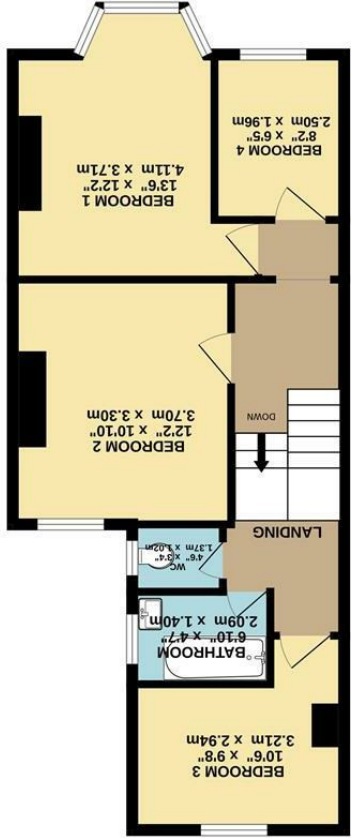


While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been visited and no guarantee, as to their operation or efficiency can be given. Made with Metasoft CCO2.

TOTAL FLOOR AREA: 1,076 sq.ft (100.0 sq.m.) approx.



GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.

