



## Elmville Avenue, Scarborough, YO12 7NN

Colin Ellis welcomes to the market a TWO bedroom property set within the DESIRABLE PEASHOLM AREA. This MID TERRACE property is brought to the market in GOOD CONDITION throughout and benefits from a MODERN kitchen with NEFF appliances, TWO reception rooms, a FOUR piece FAMILY BATHROOM with NEWLY FITTED WALK IN SHOWER CUBICLE, UTILITY ROOM, downstairs WC and an ENCLOSED REAR yard which has been laid with RESIN.

Asking Price £190,000

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## FULL

Briefly comprising of an entrance hall, bay fronted lounge with feature fireplace, dining room with feature fireplace, fitted kitchen with Neff appliances and a Blanco sink, utility room and a WC. The first floor offers two double bedrooms and a four piece family bathroom. Outside the rear yard is laid with resin and has gated access.

This lovely home is situated close to a wealth of local amenities and attractions such as Peasholm Park, the North Bay, local shops, Sea Life Centre, the Open Air Theatre, the miniature railway and the Alpamare Waterpark. Internal viewing is highly recommended!

## HALLWAY

Coving, composite front door, double radiator and power points.

## LOUNGE

*4.40 x 3.60 (14'5" x 11'9")*

Coving, uPVC double glazed bay window, and double radiator.

## DINING ROOM

*3.70 x 3.6 (12'1" x 11'9")*

Coving, uPVC double glazed window, double radiator, under stairs storage and power points.

## KITCHEN

*2.90 x 2.40 (9'6" x 7'10")*

Base, wall and drawer units, wood worktop, integrated electric oven, hob, grill and dishwasher, extractor hood, uPVC double glazed window, led down lights, mixer tap, drainer unit and power points.





## UTILITY

2.50 x 2.40 (8'2" x 7'10")

Base and wall units, sink with drainer unit, mixer tap, space for washing machine and tumble dryer, wood worktop, uPVC double glazed door and double radiator.

## SEPARATE WC

2.50 x 1.1 (8'2" x 3'7")

Wc and uPVC double glazed window.

## LANDING

Coving and loft access.

## BEDROOM ONE

4.60 x 3.70 (15'1" x 12'1")

Coving, two uPVC double glazed window, built in cupboard, double radiator and power points.

## BEDROOM TWO

3.70 x 2.90 (12'1" x 9'6")

Coving, double radiator and uPVC double glazed window.

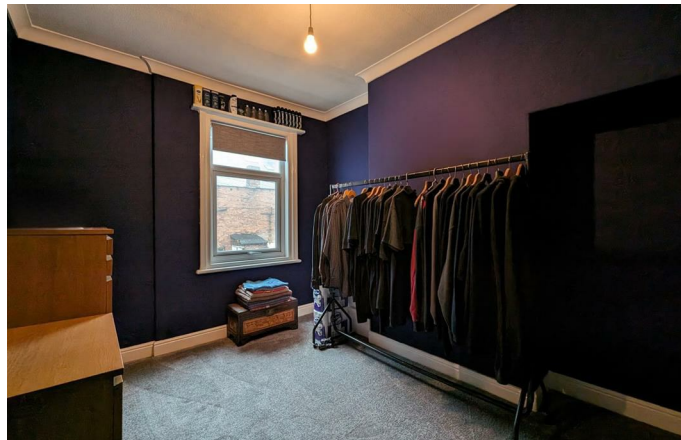
## BATHROOM

2.80 x 2.30 (9'2" x 7'6")

Power shower, walk in shower, ladder radiator, uPVC double glazed frosted window, hand basin, roll top bath and wc.

## OUTSIDE

Rear gated yard with rear access.





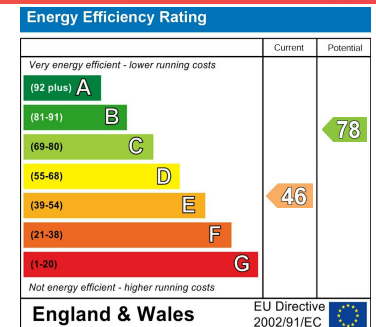
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metrepro 2007.

**Elmville Avenue - 18591190**

**Council Tax Band - B**

**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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