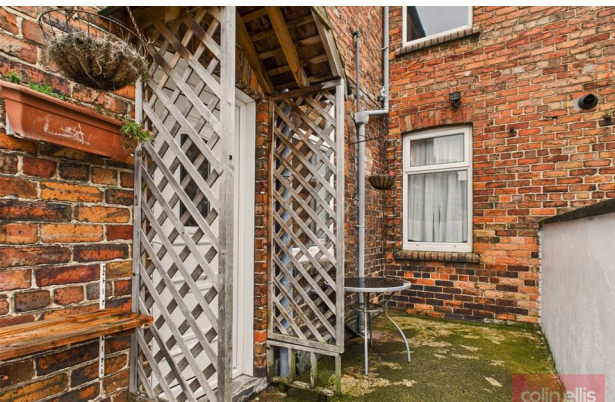




colin ellis

Asquith Avenue, Scarborough, YO12 4EU

A charming two bedroom mid-terrace home situated in a popular and well established residential area, offered to the market with no onward chain. This attractive period property features generous room sizes, character details, and a private garage to the rear, an increasingly rare benefit in this style of house.

Guide Price £155,000



LIVING ROOM

4.23 x 3.44 (13'10" x 11'3")

Bright bay fronted living room with decorative coving, and a feature fireplace with wood-burning stove.

DINING ROOM

3.58 x 3.06 (11'8" x 10'0")

A spacious second reception room with original-style cast iron fireplace and built-in storage. Ideal as a dining space, office, or second sitting room.

KITCHEN

3.60 x 2.33 (11'9" x 7'7")

Modern kitchen fitted with shaker-style units, underfloor heating, integrated hob/oven, wood-effect worktops, and access to the rear courtyard.

WC

1.27 x 1.04 (4'1" x 3'4")

STORAGE

1.36 x 1.16 (4'5" x 3'9")

BEDROOM

3.56 x 4.50 (11'8" x 14'9")

Double bedroom spanning the full width of the property.

BEDROOM

3.55 x 2.50 (11'7" x 8'2")

Good sized second bedroom overlooking the rear.

BATHROOM

2.91 x 2.34 (9'6" x 7'8")

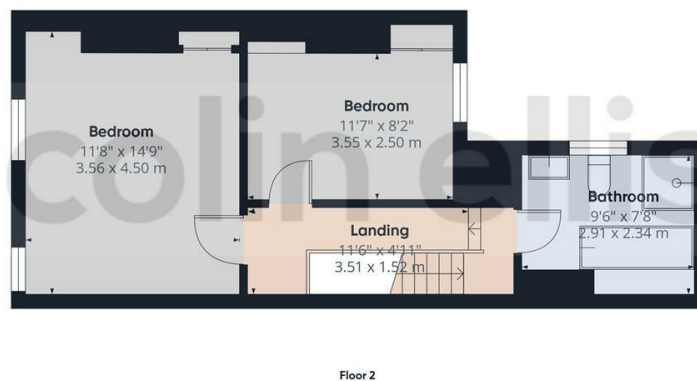
Stylish bathroom featuring a bath, separate walk-in shower, modern tiling, and contemporary fittings.

OUTSIDE

Low-maintenance outdoor space and a valuable addition of a garage accessed via the rear lane.







Approximate total area⁽¹⁾
855 ft²
79.4 m²

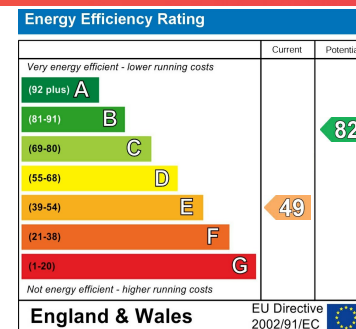
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Asquith Avenue - 18758058
Council Tax Band - A
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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