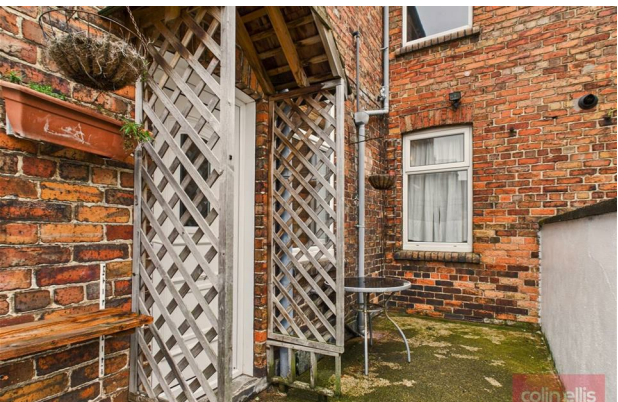




colin ellis

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")

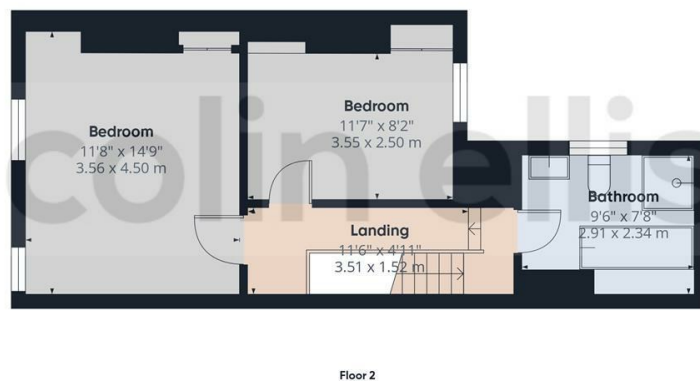
Stylish bathroom featuring a bath, separate walk-in shower, modern tiling, and contemporary fittings.

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

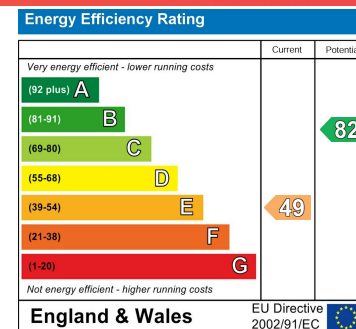
(1) Excluding balconies and terraces

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

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