



colin ellis

**Beechville Avenue,
Scarborough, YO12 7NG**

Recently MODERNISED with a NEW KITCHEN, BATHROOM, HEATING AND ELECTRICS this TWO BEDROOM MID TERRACE property is located on one of the popular AVENUES. Only a short walk to the North Bay beach and Peasholm Park and ten minutes walk to Scarborough town centre, the property is conveniently located for all local amenities. With NO ONWARD CHAIN viewing is highly recommended.

Guide Price £166,500

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 2	 E P C E

The property briefly comprises of a courtyard entrance to the front leading to a front door and into the vestibule and entrance hall. To the front is a spacious living room with bay window and feature fireplace, to the rear is a good sized dining room with window over looking the rear yard. The kitchen is recently fitted and is in a shaker style with some appliances built in and a rear access door to the yard which is recently decorated and has a covered seating area and storage with plumbing for washing machine. On the first floor is a large main bedroom with built in wardrobes and two double glazed windows, the second bedroom is also a good sized double with built in storage cupboards and a window overlooking the rear. The bathroom is also recently fitted with a large walk in shower and glass screen and also has original floorboards. The property is in great order throughout and benefits from gas central heating and is newly re-wired.

ENTRANCE

Front door leading to vestibule area with coving, door into entrance hall with coving, ceiling light, radiator and stairs to first floor.

LIVING ROOM

4.32 x 3.71 (14'2" x 12'2")

Spacious living room with bay window, marble fire surround and electric fire, coving, picture rail, dado rail, ceiling light, ceiling rose, radiator and door to hallway.

DINING ROOM

3.89 x 3.74 (12'9" x 12'3")

Dining room with uPVC double glazed window, storage cupboard housing boiler, picture rail, alcove space, door to hallway and opening to kitchen.



KITCHEN

3.02 x 2.51 (9'10" x 8'2")

Recently fitted kitchen with light grey shaker style cabinets and drawers, marble effect worktops, built in oven, hob, extractor, space for dishwasher and fridge freezer, composite sink, ceiling light, extractor, uPVC double glazed window, rear access door, under stairs storage and radiator.



LANDING

Stairs to first floor landing with dado rail and ceiling light.

BEDROOM ONE

4.46 x 3.68 (14'7" x 12'0")

Large main bedroom with two uPVC double glazed windows, fitted wardrobes, picture rail, radiator, ceiling light and door to landing.



BEDROOM TWO

3.75 x 2.79 (12'3" x 9'1")

Spacious second bedroom with uPVC double glazed window, built in storage cupboard, ceiling light, radiator and door to landing.



BATHROOM

2.95 x 2.46 (9'8" x 8'0")

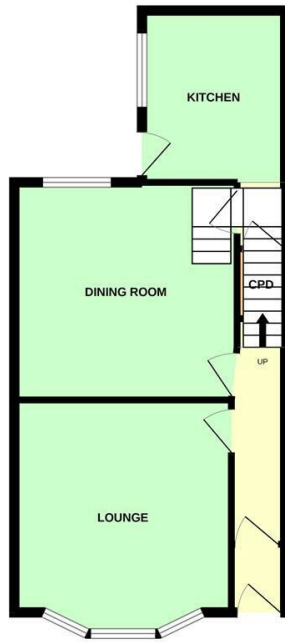
Large bathroom with walk in shower and shower screen, hand basin, WC, uPVC double glazed frosted window, ceiling light, extractor, wet walls, towel warmer/radiator and door to landing.

OUTSIDE

To the front is a courtyard entrance with mature planting. To the rear is a yard which has recently been decorated and has a covered seating area leading to a storage room with plumbing for washing machine, outside tap, outside sink and access gate to rear lane.



GROUND FLOOR



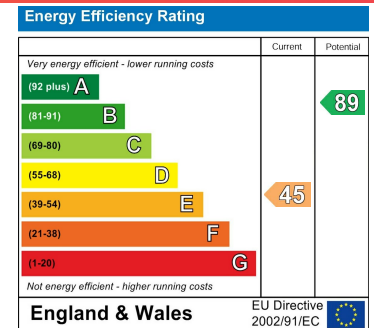
1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in measurement. 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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Beechville Avenue - 18009278
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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