



colin ellis



Beechville Avenue,
Scarborough, YO12 7NG

Guide Price £180,000

Nestled in the charming area of Beechville Avenue, Scarborough, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two spacious reception rooms. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout. The house features two generously sized double bedrooms. Additionally, the property boasts a rear yard, providing outdoor space. The inclusion of a basement adds further potential, offering extra storage. With its convenient location and charming features, it is sure to attract those looking for a lovely home in Scarborough. Don't miss the chance to make this delightful house your own.

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ENTRANCE HALL
0.90 x 3.14 (2'11" x 10'3")

LIVING ROOM
3.55 x 4.33 (11'7" x 14'2")

DINING ROOM
3.72 x 3.68 (12'2" x 12'0")

KITCHEN
2.52 x 5.15 (8'3" x 16'10")

BEDROOM
4.59 x 3.55 (15'0" x 11'7")

BATHROOM
2.48 x 2.98 (8'1" x 9'9")

BEDROOM
2.96 x 3.67 (9'8" x 12'0")

ADDITIONAL INFORMATION
The property previously had spray foam insulation installed within the roof space, which has since been professionally removed. Further information regarding the removal is available upon request.















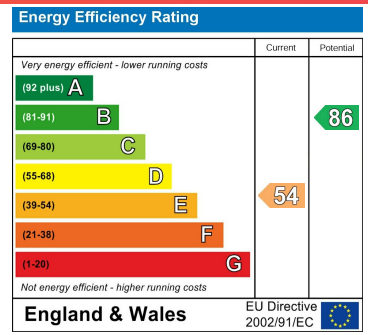






Beechville Avenue - 18828508
Council Tax Band - B
Tenure - Freehold

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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