



# colin ellis

## Beechville Avenue, Scarborough, YO12 7NG

Situated on a popular street close to Peasholm Park, this well-presented three-bedroom mid-terrace house offers generous living accommodation and is available with no onward chain.

The ground floor comprises an inviting entrance hallway, a bright bay-fronted living room, and a spacious dining room with feature fireplace and access to the modern fitted kitchen. The kitchen offers a range of wall and base units, worktops, and access to the enclosed rear yard.

To the first floor are three bedrooms and a modern family bathroom with a white three-piece suite including a shower over the bath.

Externally, the property benefits from a small low-maintenance front garden and a paved rear courtyard with useful outbuilding and gated access.

This property would make an excellent first-time buy, family home, or investment property.



## Guide Price £175,000

3

1

2

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**LIVING ROOM**

4.41 x 3.77 (14'5" x 12'4")

**DINING ROOM**

3.65 x 3.95 (11'11" x 12'11")

**KITCHEN**

3.93 x 2.48 (12'10" x 8'1")

**BEDROOM**

3.62 x 3.17 (11'10" x 10'4")

**BEDROOM**

3.66 x 2.74 (12'0" x 8'11")

**BEDROOM**

2.70 x 1.63 (8'10" x 5'4")

**BATHROOM**

2.97 x 2.48 (9'8" x 8'1")



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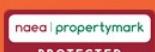
**Beechville Avenue - 18579970**

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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