



colin ellis

**Elmville Avenue,  
Scarborough, YO12 7NL**

Colin Ellis welcome to the market a stylish decorated property set CLOSE TO PEASHOLM ready for immediate occupancy. This MID TERRACED property has undergone a SCHEME OF WORKS and benefits from TWO RECEPTION rooms, TWO bedrooms, MODERN KITCHEN, FOUR piece bathroom suite, BASEMENT and a REAR ENCLOSED yard.

**Guide Price £183,750**

 2	 1
 1	 D

## DESCRIPTION

Briefly comprising of an entrance hall, bay fronted lounge, dining room, kitchen and stairs leading to basement. The first floor benefits two double bedrooms and a four piece bathroom suite. Outside there is a gated front fore court and a gated rear enclosed yard.

This lovely home is situated close to a wealth of local amenities and attractions such as Peasholm Park, the North Bay, local shops, Sea Life Centre, the Open Air Theatre, the miniature railway and the Alpamare Waterpark. Internal viewing is highly recommended!

## ENTRANCE HALL

### LOUNGE

4.5 x 3.5 (14'9" x 11'5")

Coving, feature radiator, uPVC double glazed window, electric fire and power points.

### DINING ROOM

3.7 x 3.6 (12'1" x 11'9")

Coving, uPVC double glazed window, feature radiator, stairs to cellar and power points.

### KITCHEN

2.9 x 2.4 (9'6" x 7'10")

Base, wall and drawer unit, worktop, tiled splash back, integrated electric oven and hob, space for fridge/freezer, uPVC double glazed window and door to rear, sink/drainer unit, mixer tap and power points.

### LANDING

### BATHROOM

2.8 x 2.3 (9'2" x 7'6")

Panel bath,



## BEDROOM ONE

4.6 x 3.7 (15'1" x 12'1")

Built in cupboard, uPVC double glazed window, double radiator and power points.

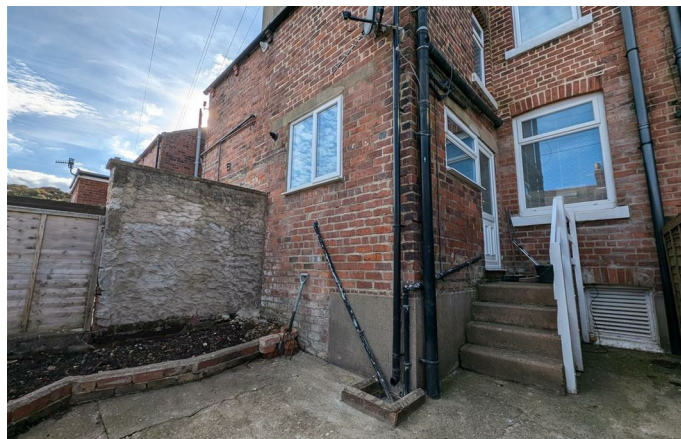
## BEDROOM TWO

3.7 x 2.9 (12'1" x 9'6")

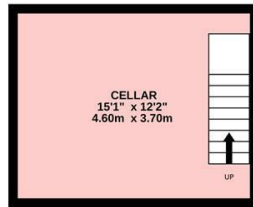
Double radiator, uPVC double glazed window and power points.

## OUTSIDE

Rear yard.



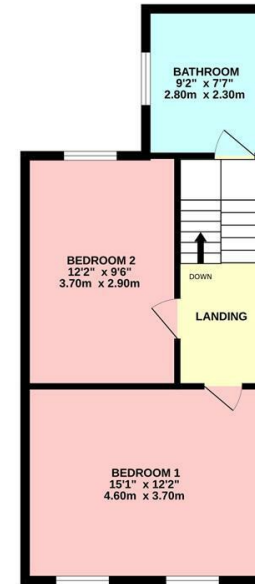
GROUND FLOOR  
183 sq.ft. (17.0 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
Made with Metropix ©2024

colin ellis

Elmville Avenue - 18659957

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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Tel: 01723 363565

E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)

RESIDENTIAL & COMMERCIAL SALES  
LETTINGS CHARTERED SURVEYOR

See all our properties online  
[www.colinellis.co.uk](http://www.colinellis.co.uk)