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For over 30 years

4 Ashville Avenue, Scarborough
£240,000



- IMMACULATELY PRESENTED FOUR BEDROOM FAMILY HOME
- THREE RECEPTION ROOMS, OFFICE & LOFT ROOM/HOBBIES ROOM
- SOUGHT AFTER LOCATION CLOSE TO BEACH & TOWN CENTRE
- PRIVATE REAR YARD
- IDEAL FAMILY HOME OR HOLIDAY LET

We are delighted to present this immaculately presented four-bedroom family home, perfectly positioned in a highly sought-after location close to both the beach and town centre.

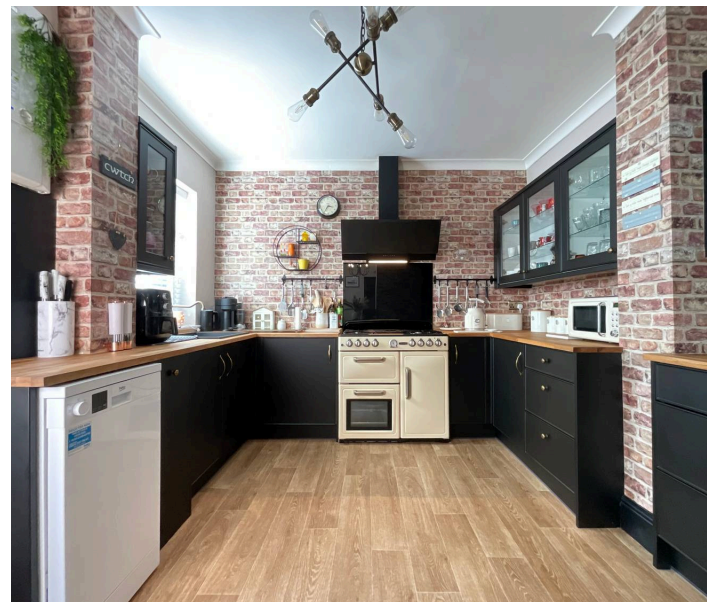
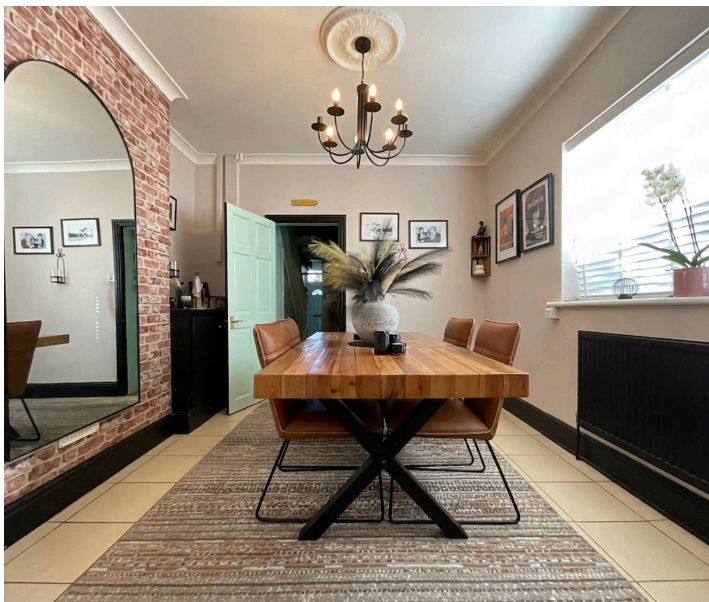
This impressive property offers a wealth of versatile living space, featuring three generous reception rooms that provide ample space for relaxing, entertaining, or family gatherings. The heart of the home is complemented by a modern kitchen, while a dedicated office ensures the property is perfectly suited for those working from home or seeking a quiet study area. Upstairs, four well-proportioned bedrooms provide comfortable accommodation for the whole family, with the added benefit of a versatile loft room or hobbies room - ideal for a playroom, creative studio, or additional storage. The interiors are light and airy throughout, finished to a high standard and ready for immediate occupation.

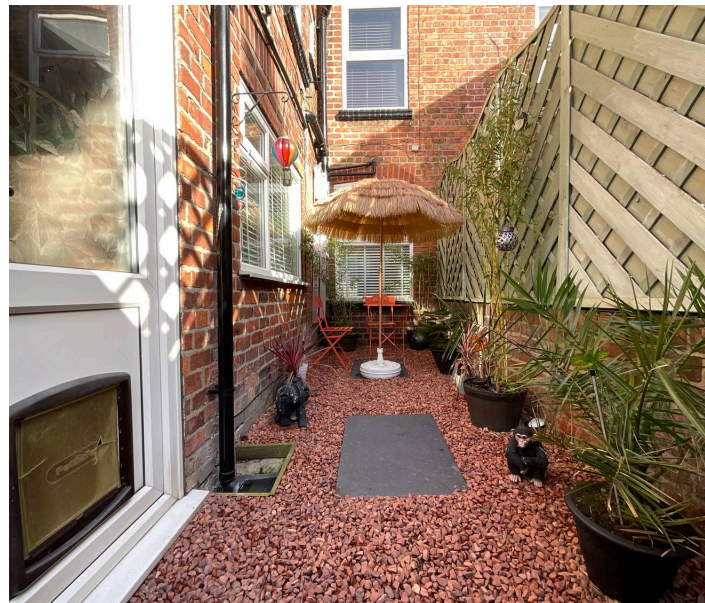
Whether you are searching for a spacious family residence or a lucrative holiday let, this property offers exceptional flexibility and lifestyle appeal. With its prime location, generous layout, and immaculate presentation, this is an outstanding opportunity not to be missed.

Arrange your viewing today to fully appreciate all that this remarkable home has to offer.

Council Tax band: TBD

Tenure: Freehold





ACCOMMODATION

GROUND FLOOR

Living Room

11' 10" x 13' 9" (3.60m x 4.20m)

Family Room

12' 2" x 11' 10" (3.70m x 3.60m)

Dining Room

11' 6" x 11' 2" (3.50m x 3.40m)

Kitchen

10' 10" x 10' 6" (3.30m x 3.20m)

FIRST FLOOR

Bedroom 1

11' 6" x 11' 2" (3.50m x 3.40m)

En-Suite

2' 11" x 6' 11" (0.90m x 2.10m)

Bedroom 2

12' 2" x 11' 10" (3.70m x 3.60m)

Bedroom 3

8' 6" x 10' 10" (2.60m x 3.30m)

Bathroom

6' 7" x 7' 7" (2.00m x 2.30m)

Dressing Room/Office

11' 10" x 6' 3" (3.60m x 1.90m)

SECOND FLOOR

Bedroom 4

10' 6" x 10' 6" (3.20m x 3.20m)

Loft Room

8' 6" x 8' 10" (2.60m x 2.70m)

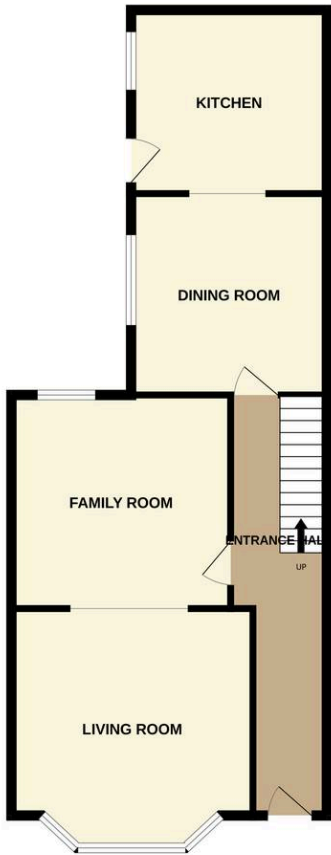
Externally

To the rear of the property you will find a low maintenance yard with seating area and gated access to the rear lane.

HMRC DISCLAIMER

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark

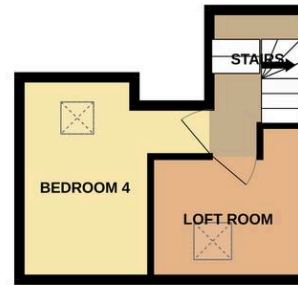
GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



2ND FLOOR
203 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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.
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Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132