



## 32 Elmville Avenue

Scarborough, YO12 7NN

Guide Price £155,000



Ellis Hay are delighted to bring to the market this 2 bedroom terraced house in one of the ever popular Avenues close to Peasholm Park, the North Bay and all its many amenities and just a short walk to Scarborough Town Centre and beyond to the South Bay.

When briefly described the property consists of lounge, dining room and kitchen and to the ground floor. Upstairs there are 2 bedrooms and a bathroom. To the rear of the property is a courtyard garden.

In our opinion, this is a perfect blend of great location and period property.

Viewings are highly recommended, contact our friendly sales team to arrange a viewing at your earliest opportunity on 01723 350077. Sold with NO ONWARD CHAIN.



### Lounge 11'8" x 13'8" (3.56 x 4.18)

Front facing room with UPVC windows, overhead lighting and radiator.

### Dinning Room 12'5" x 12'2" (3.79 x 3.71)

Rear facing UPVC window, overhead lighting and radiator.

### Kitchen 7'10" x 12'0" (2.40 x 3.66)

With a range of wall, base and drawer units, stainless steel sink and mixer tap and tiled splashback. Built in cooker and extractor fan over. Space for washing washing machine. Overhead lighting, UPVC window and door leading to rear garden.

### Bedroom 1 14'11" x 12'0" (4.55 x 3.67)

Front facing UPVC windows, overhead lighting and radiators.

### Bedroom 2 9'9" x 12'3" (2.99 x 3.74)

Rear facing window, overhead lighting and radiator.

### Bathroom 7'10" x 9'7" (2.40 x 2.94)

Frosted window overlooking the side of the property. Three piece bathroom suite with overhead shower. Overhead lighting and radiator.

### Outside

At the rear of the property is a courtyard garden and storage shed.

### What 3 Words

Grew Plus Affair

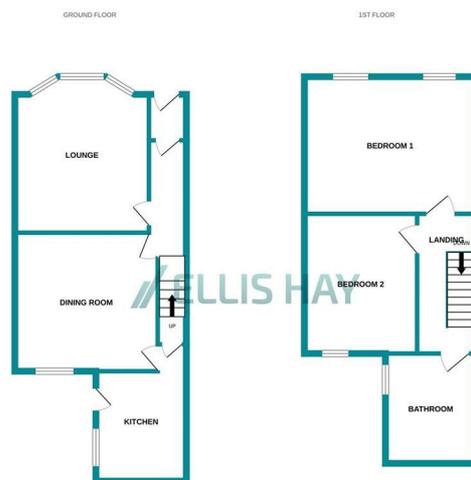
### Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Council Tax Band: B

### Tenure: Freehold



Ellis Hay has been made to check the accuracy of the floor plan. Measurements are given in feet and inches. The plan is for information only and should not be used for any other purpose. The plan is not to scale. The plan is not to be used for any other purpose. The plan is not to be used for any other purpose.

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