colin ellis

Beechville Avenue,
Scarborough, YO12 7NG

Guide Price £190,000

Situated on the ever popular Beechville Avenue in Scarborough, this three bedroom terraced home offers spacious and versatile accommodation arranged over three floors. Boasting two reception rooms, a fitted kitchen, three bedrooms, a family bathroom, separate WC and a useful occasional loft room, the property presents an excellent opportunity for families, first-time buyers. With its traditional red brick exterior, charming period features and enclosed rear courtyard with useful outbuildings, this well proportioned home offers fantastic potential in a sought after residential location.

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PROPERTY DESCRIPTION

Located on the ever popular Beechville Avenue in Scarborough, this traditional terraced home offers generous living accommodation, a versatile layout and excellent potential for purchasers looking to create a comfortable family home. With three bedrooms, two reception rooms, an occasional loft room and an enclosed rear courtyard, the property is ideally suited to a range of buyers, including families, first time purchasers and investors.

The property enjoys an appealing red brick frontage, complemented by a low maintenance forecourt garden enclosed by a traditional brick boundary wall. Steps lead to the main entrance, opening into a welcoming hallway providing access to the ground floor accommodation. To the front of the property is a spacious bay fronted living room, with natural light through its large bay window. Featuring decorative coving and a feature fireplace. Positioned towards the rear is a separate dining room, offering a generous and versatile space. The fitted kitchen is located to the rear of the property and comprises a range of wood effect wall and base units, complementary work surfaces and tiled splashbacks.

To the first floor, the property offers three bedrooms, providing flexible accommodation for families, guests or those requiring a dedicated workspace. The family bathroom is fitted with a panelled bath with shower over and a pedestal wash basin, a separate WC adds further convenience.

A particular feature of this home is the spacious occasional loft room, accessed via a staircase and currently utilised as a home office. Benefitting from a roof window, recessed ceiling lighting and useful eaves storage, this versatile additional space lends itself perfectly to use as a study, hobby room or occasional living area, adding further flexibility to the accommodation.

Externally, the property benefits from an enclosed rear courtyard, offering a low maintenance outdoor space. The courtyard also features useful brick-built outbuildings, providing additional storage and practical space for a variety of uses.

Beechville Avenue is a popular and established residential location within Scarborough, conveniently positioned for access to a range of local amenities, shops, schools and everyday facilities. Scarborough town centre, transport links and the town's renowned coastline are also within easy reach.

Overall, this is a spacious and versatile traditional terraced home offering excellent potential for cosmetic updating and personalisation. With its generous reception rooms, three bedrooms, useful occasional loft room and enclosed rear courtyard, the property represents a fantastic opportunity to acquire a well proportioned home in a popular Scarborough location.

LIVING ROOM
3.74 x 4.47 (12'3" x 14'7")

DINING ROOM
3.57 x 3.67 (11'8" x 12'0")

KITCHEN
2.49 x 3.06 (8'2" x 10'0")

BEDROOM
2.83 x 3.66 (9'3" x 12'0")

BEDROOM
2.74 x 3.62 (8'11" x 11'10")

BEDROOM
1.64 x 2.73 (5'4" x 8'11")

BATHROOM
2.44 x 1.25 (8'0" x 4'1")

WC
1.39 x 1.01 (4'6" x 3'3")

OCCASIONAL ROOM
4.35 x 3.33 (14'3" x 10'11")

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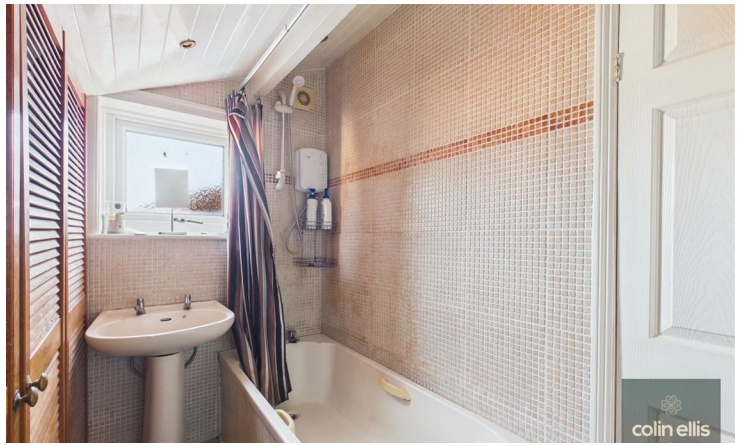
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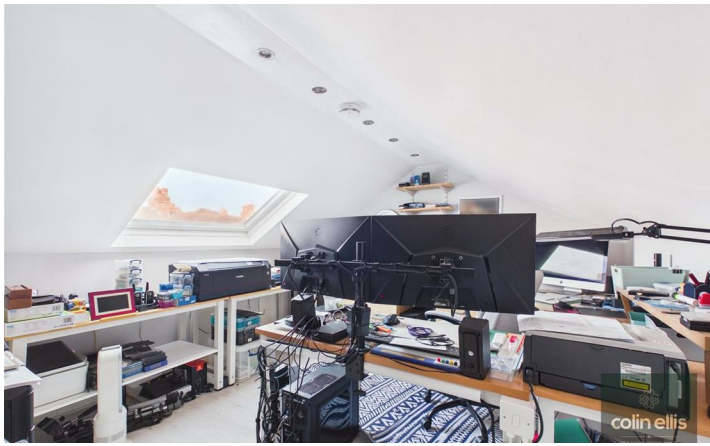
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Floor 1

Floor 2

Floor 3

Approximate total area(1)

1015 ft²

94.4 m²

Reduced headroom

59 ft²

5.5 m²

(1) Excluding balconies and terraces

Reduced headroom

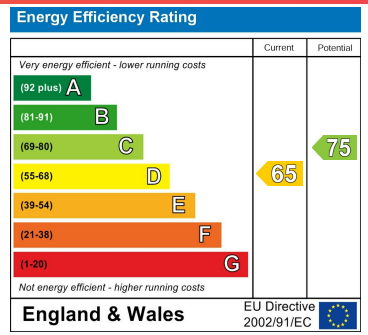
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Beechville Avenue - 18847715
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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