



48 Ashville Avenue, Scarborough, YO12 7NF
Price Guide £190,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FOUR BEDROOM TERRACED HOME
- TWO RECEPTION ROOMS
- PRIVATE REAR YARD
- NO ONWARD CHAIN
- POPULAR RESIDENTIAL LOCATION

Built circa 1900's is this GENEROUS, FOUR BEDROOMED mid-terrace home which is well located on one of the MUCH-DESIRED AVENUE'S towards the NORTH SIDE of Scarborough and is offered to the market with NO ONWARD CHAIN. The property also has TWO RECEPTION ROOMS and a REAR YARD.

The property comprises in brief; entrance vestibule, hallway with stairs to the first floor and understairs storage, a bay fronted lounge with a fireplace, a separate dining room and a spacious kitchen fitted with a range of units plus integrated oven. From the kitchen is a door to a built-in pantry and a door to the rear yard. To the first floor of the property lies a landing with doors to four bedrooms, a bathroom and a separate WC. Externally, to the rear of the property lies a low-maintenance yard with outdoor storage and gated access on to the rear lane.

To the first floor lies a landing with further, two double bedrooms, a further bedroom, a study room, a white four-piece bathroom suite and a separate WC. Externally, to the rear of the property lies a low-maintenance rear yard with gated access. 'In our opinion' the property would benefit from a scheme of modernisation throughout however does already benefit from double glazing and gas central heating.

Being set on one of the much sought after 'Avenues' the property is well located for a wide range of amenities as well as being within close proximity to Scarborough's main attractions including Peasholm Park, The North Bay, local eateries and drinking establishments and the Town Centre.

Internal viewing is highly recommended due to the space and location this property has on offer. Contact our experienced and friendly team at CPH today to arrange a viewing on 01723 352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule

Hallway

Lounge

14'3" max x 13'5" max

Dining Room

12'0" x 11'3"

Kitchen

16'1" x 10'7"

Pantry

5'6" x 2'11"

Bathroom

7'2" x 5'1"

WC

4'8" x 2'11"

Details Prepared/Ref

TLJW/250124 ESR13363

FIRST FLOOR

Landing

Bedroom One

14'3" max x 13'5" max

Bedroom Two

12'0" x 11'3"

Bedroom Three

10'7" x 7'3"

Bedroom Four

12'2" max x 6'4" max



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

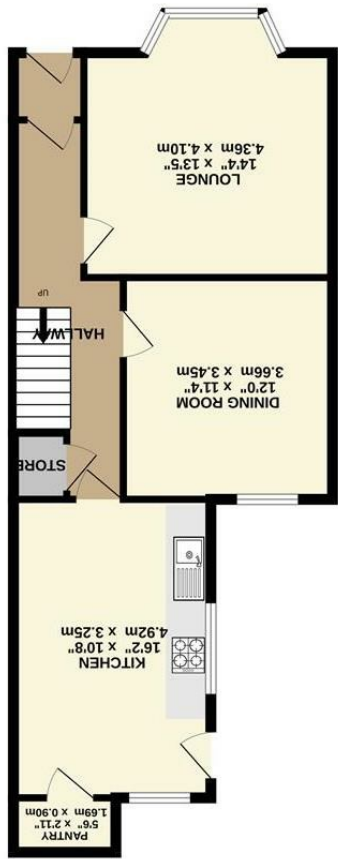
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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

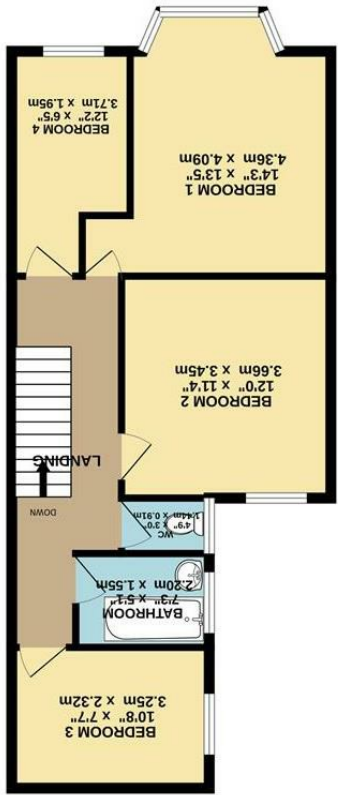


While every attempt has been made to ensure the accuracy of the figures contained in the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is a guide only and should not be used as a guarantee. Measurements made with a laser device. As to their operability or efficiency can be given. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.

TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.



GROUND FLOOR
 619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
 598 sq.ft. (55.5 sq.m.) approx.

