







# OFFERS IN THE REGION OF £220,000

18 ASHVILLE AVENUE, SCARBOROUGH, YO12 7NF

- Immaculate Presentation
- Four Bedrooms
- Three Reception Rooms
- Additional Loft Room

SITUATED IN THIS HIGHLY DESIRABLE AREA OF SCARBOROUGH IS THIS LOVED AND CHERISHED FAMILY HOME. IMMACULATE THROUGHOUT WITH THE CURRENT OWNERS OWNING THE PROPERTY FOR OVER 30 YEARS, THIS PROPERTY HAS THE SPACE AND CURB APPEAL FOR A VARIETY OF PURCHASERS.





TIPPLE UNDERWOOD ESTATE AGENTS

3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF CONTACT

www.tippleunderwood.co.uk 01723 350299 mail@tippleunderwood.co.uk

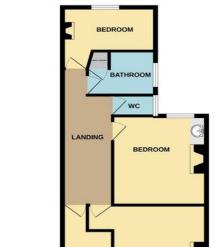
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are or guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

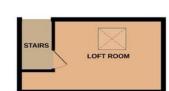
#### 18 Ashville Avenue, Scarborough, YO12 7NF

GROUND FLOOR 638 sq.ft. (59.3 sq.m.) approx.

SITTING ROOM

1ST FLOOR 583 sq.ft. (54.2 sq.m.) approx. 2ND FLOOR 170 sq.ft. (15.8 sq.m.) approx.





TO FALL FLOOR AREA: 139/2 sq.ft. (129.3 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the fooping nordained here, measuremen of doors, wirdows, rooms and any other items are approximate and no responsibility is taken for any error emission or me-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 guarant such as the processing of efficiency can be given.





## **Property Description**

The property when briefly described comprises entrance porch, hallway, bay fronted lounge, dining room, sitting room and kitchen to the ground floor. On the first floor are four well-appointed bedrooms, bathroom and separate w/c. A steep staircase leads up to the second floor with a usable loft room. Gas central heating, upvc double glazing and enclosed rear yard. In close proximity to all of the North Bay attractions, including Peasholm park, Alpamare and the open-air theatre also a short walk to the town centres amenities.









## **GROUND FLOOR**

PORCH

HALLWAY

LOUNGE 14' 5" x 13' 6" (4.39m x 4.11m)

DINING ROOM 12' x 11' (3.66m x 3.35m)

SITTING ROOM 11' x 10' (3.35m x 3.05m)

KITCHEN II' x 10' (3.35m x 3.05m)

#### **FIRST FLOOR**

LANDING

BEDROOM 14' x 11' (4.27m x 3.35m)

BEDROOM 12' x 11' (3.66m x 3.35m)

BEDROOM 11' x 6' (3.35m x 1.83m)

BATHROOM

WC

## SECOND FLOOR

LOFT ROOM 13' x 10' (3.96m x 3.05m)

**OUTSIDE** 

REAR YARD