



**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

41 Ashville Avenue, Scarborough  
Offers Over £190,000



## 41 Ashville Avenue

Scarborough, Scarborough

- GENEROUS LIVING ARRANGEMENTS
- PAVED LOW-MAINTENANCE YARD
- BAY FRONTED FOUR BEDROOM MID TERRACED HOME
- TWO RECEPTION ROOMS
- OFFERED TO THE MARKET WITH 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 and a door out 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 paved yard with a garden shed that has power.

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 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## ACCOMMODATION:

### GROUND FLOOR

#### Entrance Vestibule & Inner Hallway

#### Lounge

Dimensions: 4.1m max into bay x 3.9m max (13'5" max into bay x).

#### Dining Room

Dimensions: 3.7m x 3.3m max (12'1" x 10'9" max).

#### Kitchen

Dimensions: 4.6m x 3.2m max (15'1" x 10'5" max).

### FIRST FLOOR

#### Landing

#### Bedroom One

Dimensions: 4.1m max into bay x 3.7m max (13'5" max into bay x).

#### Bedroom Two

Dimensions: 3.7m x 3.4m max (12'1" x 11'1" max).

#### Bedroom Three

Dimensions: 3.3m max x 2.9m max (10'9" max x 9'6" max).

#### Bedroom Four

Dimensions: 2.5m x 2.0m (8'2" x 6'6").

#### Bathroom

Dimensions: 2.1m x 1.2m (6'10" x 3'11").

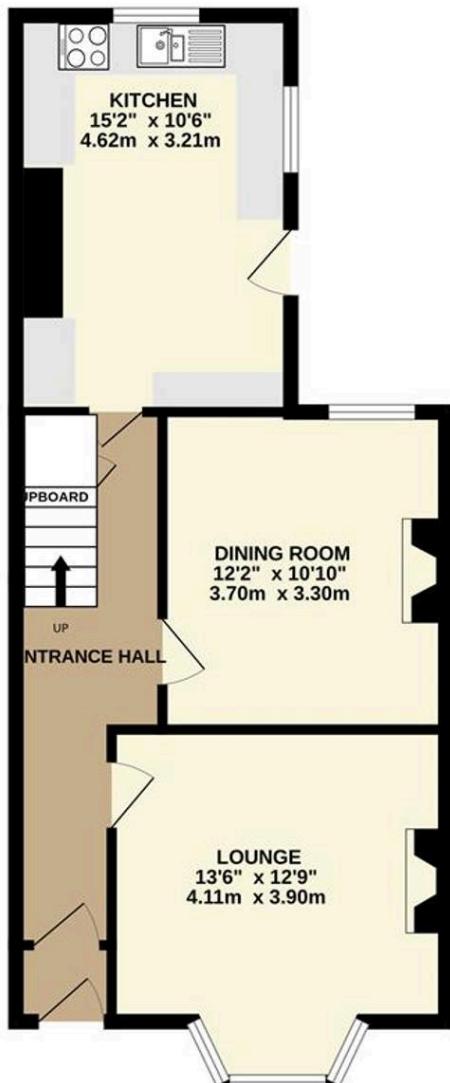
#### Separate WC

#### Details Prepared/Ref

TLPF/130525



GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



## Interested?

Contact our friendly team today  
01723 352235 | [sales@cphtproperty.co.uk](mailto:sales@cphtproperty.co.uk)

With you every step of the way



Joe Walker MRICS  
DIRECTOR

Phil Fletcher  
DIRECTOR

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MANAGER

## Sales, Lettings & Commercial

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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

TOTAL FLOOR AREA: 1076 sq.ft. (100.0 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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