



**32 Elmville Avenue, 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 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.

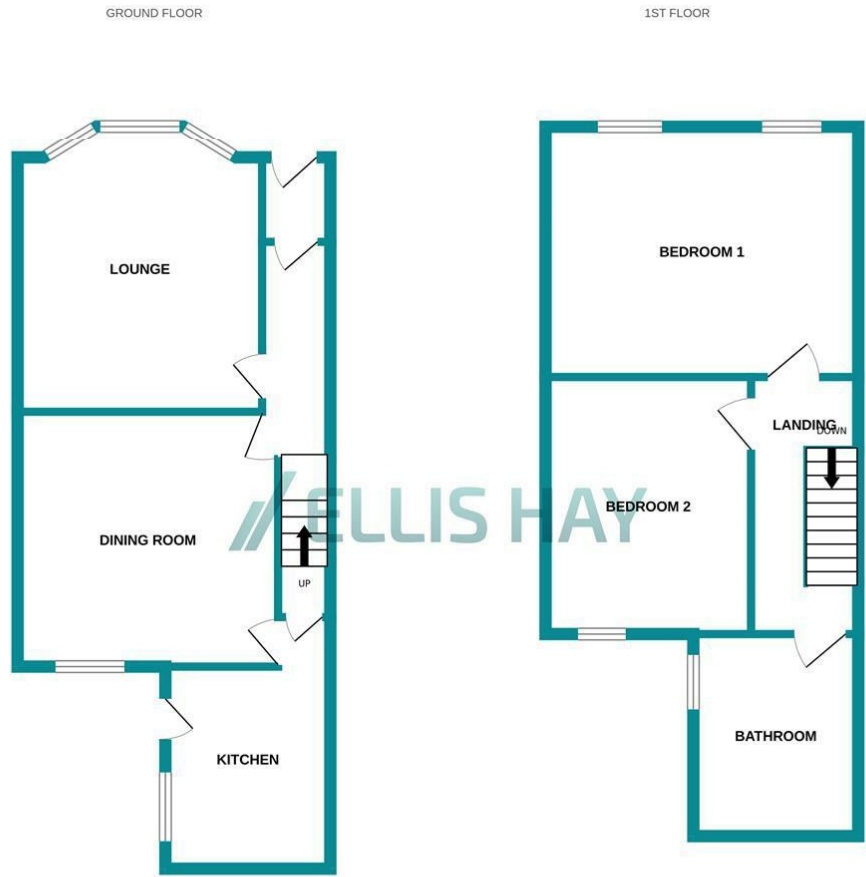
**Outside**

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

**What 3 Words**

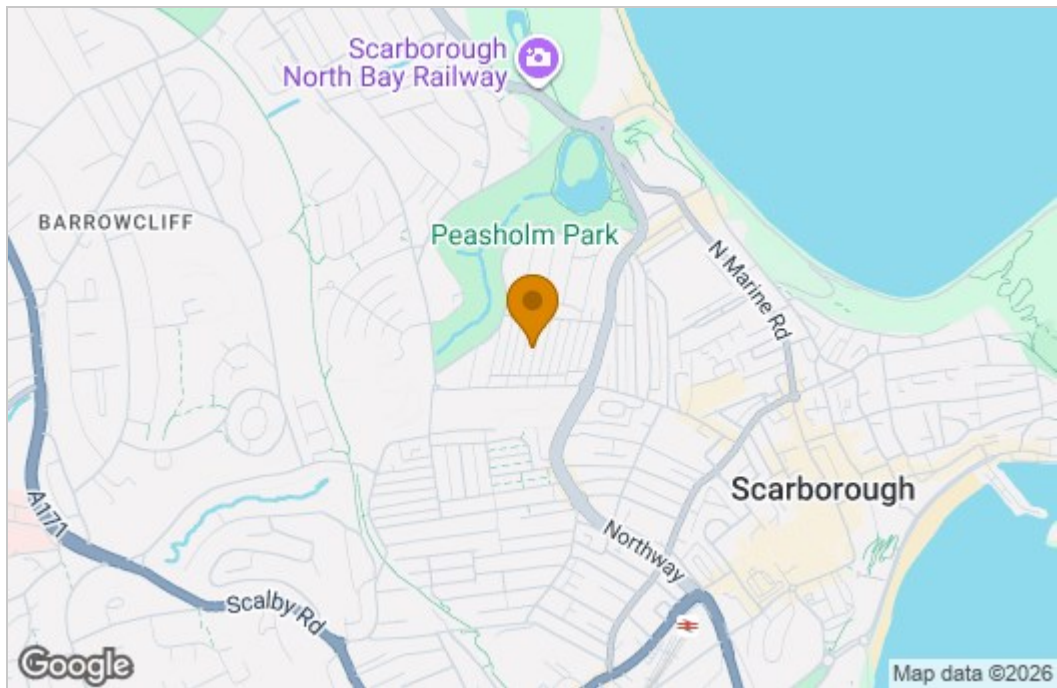
Grew Plus Affair

# Floor Plan

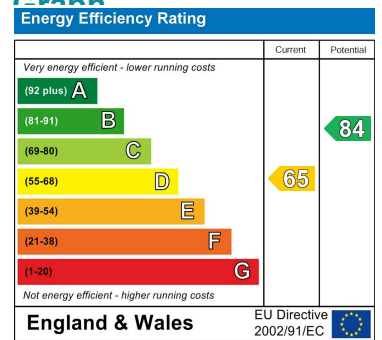


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



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