



**£190,000**

51 OAKVILLE AVENUE, SCARBOROUGH, YO12 7NR

- Three Bedrooms
- Beautiful Outlook
- Two Reception Rooms
- Rear Garden

SITUATED IN A SUPERB POSITION OVERLOOKING PEASHOLM PARK, THIS WELL PRESENTED THREE BEDROOM TERRACED HOUSE WITH A REAR FACING GARDEN AND OFFERED TO THE MARKET WITH NO ONWARD CHAIN. ON THE POPULAR AVENUES WITH ITS CONVENIENT LOCATION, CLOSE TO ALL OF THE TOWN CENTRE AMENITIES, BOTH BAYS AND PEASHOLM PARK ON YOUR DOORSTEP THIS WILL MAKE A LOVELY HOME.



**TIPPLE UNDERWOOD ESTATE AGENTS**

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

**CONTACT**

[www.tippleunderwood.co.uk](http://www.tippleunderwood.co.uk)

01723 350299

[mail@tippleunderwood.co.uk](mailto:mail@tippleunderwood.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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## Property Description

The property when briefly described comprises entrance hall, bay fronted lounge, rear facing dining room and kitchen to the ground floor. On the first floor are three well-appointed bedrooms and a shower room. Enclosed garden to the rear with timber shed.



## GROUND FLOOR

ENTRANCE HALL

LOUNGE

13' 9" x 12' 4" (4.19m x 3.76m) max

DINING ROOM

13' 9" x 11' 6" (4.19m x 3.51m)

KITCHEN

14' 10" x 6' 3" (4.52m x 1.91m)

## FIRST FLOOR

LANDING

BEDROOM

15' 2" x 10' 6" (4.62m x 3.2m) max

BEDROOM

11' 8" x 11' 6" (3.56m x 3.51m)

BEDROOM

9' 6" x 7' 2" (2.9m x 2.18m)

SHOWER ROOM

## OUTSIDE

GARDEN