



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

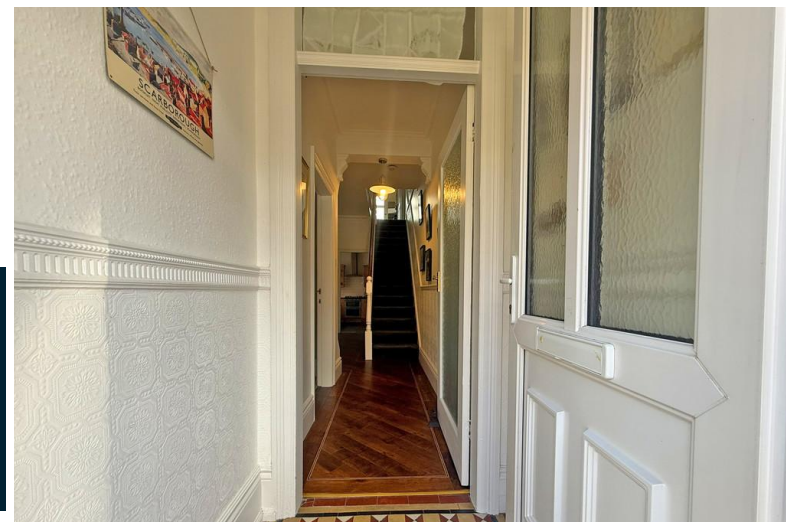


£220,000

11 ASHVILLE AVENUE, SCARBOROUGH, YO12 7NF

- Well Presented
- Four Bedrooms
- Open Plan Living
- Former Garage Storage

A BEAUTIFULLY PRESENTED FOUR BEDROOM PERIOD TOWNHOUSE IN THE SOUGHT AFTER AVENUES AREA OF SCARBOROUGH WITH PEASHOLM PARK THE NORTH BAY AND TOWN CENTRE A STONES THROW AWAY. THIS CHARMING PROPERTY IS PRESENTED TO A LOVELY STANDARD THROUGHOUT AND OFFERS THE POTENTIAL PURCHASER A PROPERTY READY TO MOVE INTO WITH GENEROUS ROOMS AND THE ADDED BONUS OF A FORMER GARAGE TO THE REAR.



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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: 1479 sq.ft. (137.4 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 open to the dining room at the rear and a breakfast kitchen to the ground floor. On the first floor we find three well appointed bedrooms and the family bathroom. The second floor offers a lovely twin bedroom with eaves storage. Enclose patio yard to the rear of the property with the former garage offering a variety of uses.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
13' 6" x 12' 7" (4.11m x 3.84m)

DINING ROOM
12' 1" x 10' 10" (3.68m x 3.3m)

KITCHEN
14' 9" x 10' 6" (4.5m x 3.2m)

FIRST FLOOR

LANDING

BEDROOM
17' x 13' 6" (5.18m x 4.11m)

BEDROOM
13' x 12' (3.96m x 3.66m)

BEDROOM
8' 8" x 6' 10" (2.64m x 2.08m) max

BATHROOM

SECOND FLOOR

BEDROOM
12' 6" x 14' 9" (3.81m x 4.5m) max

OUTSIDE

REAR YARD

FORMER GARAGE
14' 8" x 11' 2" (4.47m x 3.4m)