



54 Elmville Avenue

Peasholm, Scarborough, YO12 7NN

Guide Price £145,000



Ellis Hay is pleased to welcome to the market this two-bedroom mid-terrace property located on Elmville Avenue. Situated in a popular residential area, the home offers convenient access to a range of local amenities including well-regarded schools, Scarborough town centre, Peasholm Park, and the North Bay, with its array of attractions and facilities.

The accommodation comprises a spacious lounge and separate dining room leading through to the kitchen, with two good-sized bedrooms to the first floor. The property also benefits from gas central heating, double glazing, and a private rear yard and a cellar.

Offered with no onward chain, this property presents an excellent opportunity for a variety of buyers. Early viewing is highly recommended to fully appreciate the location and potential this home has to offer.



Front Entrance

Forecourt and steps up to the front entrance

Hallway

Lounge 14'11" x 11'5" (4.55 x 3.50)

Dining Room 12'11" x 11'5" (3.94 x 3.50)

Kitchen 9'6" x 7'10" (2.9 x 2.4)

Bedroom 1 14'9" x 11'9" (4.52 x 3.59)

Bedroom 2 14'5" x 9'6" (4.41 x 2.9)

Bathroom 9'6" x 7'10" (2.9 x 2.40)

Cellar 15'6" x 13'6" (4.74 x 4.14)

Outside

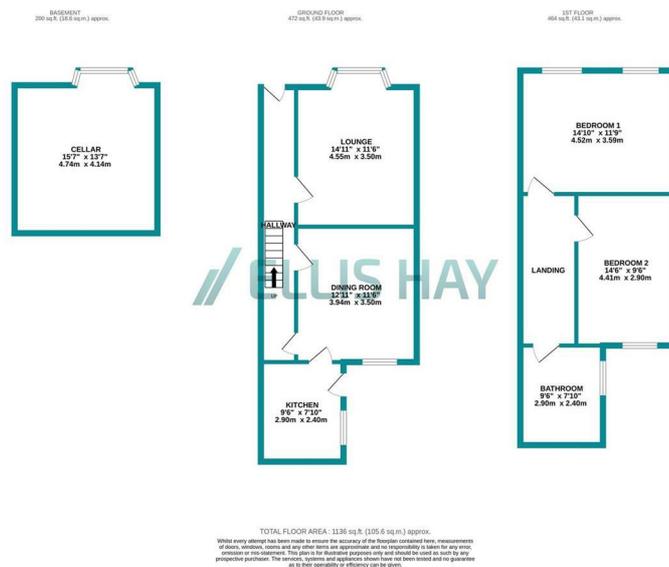
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: B

Tenure: Freehold



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