



## 93 Tennyson Avenue Peasholm, Scarborough, YO12 7RF

**Offers Over £150,000**

Located on the popular North side of town, this two bedroom mid-terrace house enjoys a convenient position just a short walk from the town centre, North Bay, and Peasholm Park. The property offers generous accommodation throughout and is well suited to a range of buyers, including first-time purchasers or investors.

The accommodation comprises a through lounge and dining room, fitted kitchen, two well-proportioned bedrooms, and a bathroom with a separate WC. On-street parking is available to the front of the property.

Offered to the market with no onward chain, this property benefits from a highly convenient location close to local amenities, shops, and transport links



**Hallway**  
leading to

### LOUNGE

with single glazed window, electric fire and radiator

### DINING ROOM

radiator, under stairs cupboard and built in cupboard

### KITCHEN

with a range of base and wall units, stainless steel sink unit, electric oven and extractor over, window and uPVC door to yard

### UPSTAIRS TO

### BEDROOM ONE

fireplace and radiator

### BEDROOM TWO

with uPVC window and radiator

### WC

with WC, uPVC window and radiator

### BATHROOM

with uPVC window, radiator, shower over the bath and airing cupboard

### OUTSIDE

rear yard

### Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E	56	
(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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