



## 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

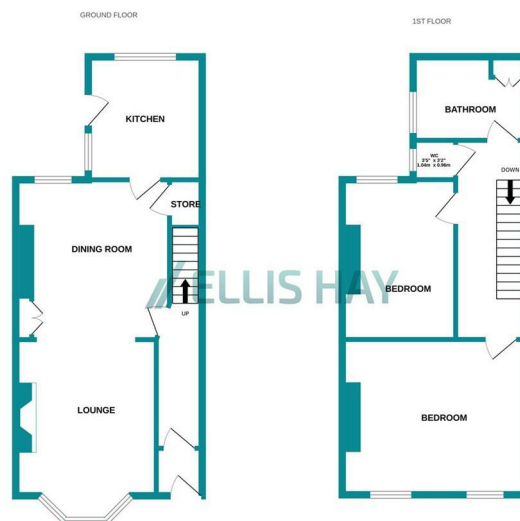
## Area Map



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