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# Asquith Avenue, Scarborough

£150,000



Welcome to this end-terrace property which offers a spacious and versatile layout, ideal for family living. The ground floor features two inviting reception rooms, perfect for entertaining or creating separate living and dining areas, along with a large kitchen providing ample workspace and storage.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, ensuring comfort and practicality throughout. Externally, the property benefits from a low-maintenance garden, ideal for outdoor relaxation, and the convenience of one off road parking space.

Situated within the ever-popular Falsgrave/Seamer Road area, a wealth of amenities are presented at hand including local shops, schools, and transport links.

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## KEY FEATURES

- End Terrace Home
- Large Kitchen
- Two Reception Rooms
- Three Double Bedrooms
- Low Maintenance Garden
- One Off Road Parking Space



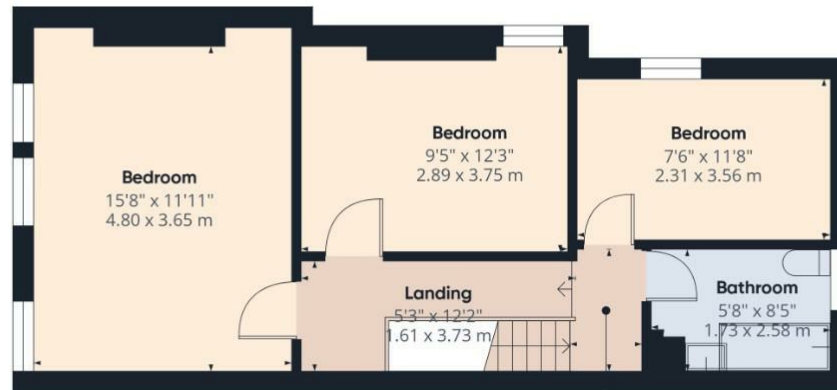








Ground Floor



**Landing**  
5'8" x 3'1"  
1.75 x 0.95 m

Floor 1

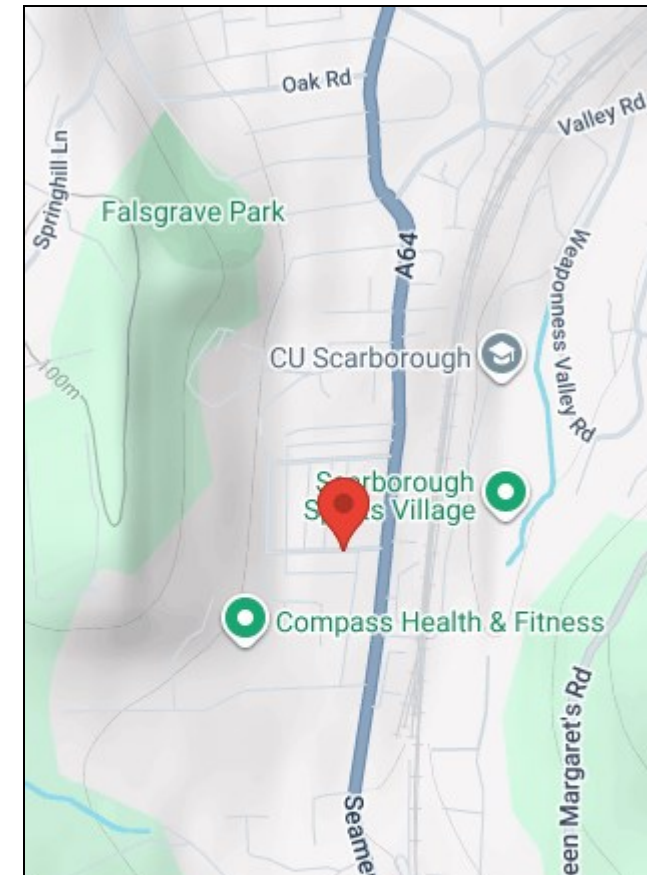
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Approximate total area<sup>(1)</sup>  
1033 ft<sup>2</sup>  
96.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>78</b>
	<b>60</b>	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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