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HUNTERS<sup>®</sup>

# Elmville Avenue, Scarborough

Asking Price £175,000



Welcome to Elmville Avenue, Scarborough – a spacious three-bedroom mid-terrace property offered for sale with tenants in situ, making it an excellent investment opportunity.

The accommodation briefly comprises an entrance vestibule leading into a bright bay-fronted living room, creating a welcoming space for relaxation. Beyond this is a separate dining room, ideal for family meals and entertaining, which leads through to the fitted kitchen. To the rear of the property is the ground floor shower room, fitted with a shower, wash basin and WC.

To the first floor are three bedrooms, including two generous double bedrooms and a further single bedroom, offering flexible accommodation for families, guests or home working. A separate WC adds further convenience.

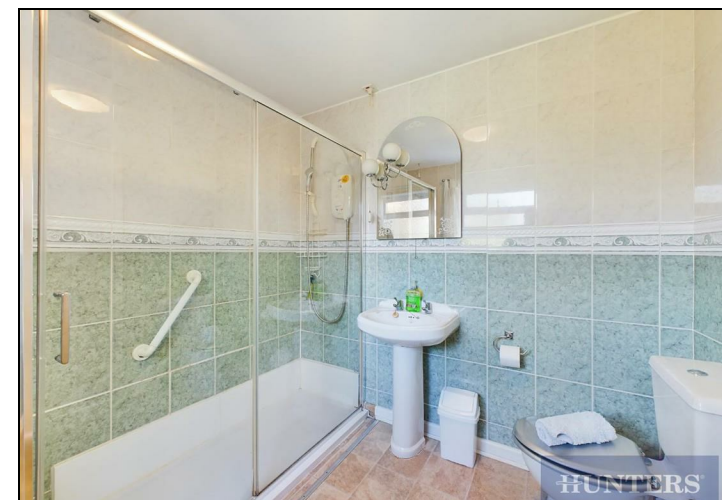
The property also benefits from a useful cellar, providing valuable storage space and potential for a variety of uses, subject to any necessary consents.

Externally, there is a small enclosed rear yard, offering a low-maintenance outdoor space and access to the rear of the property.

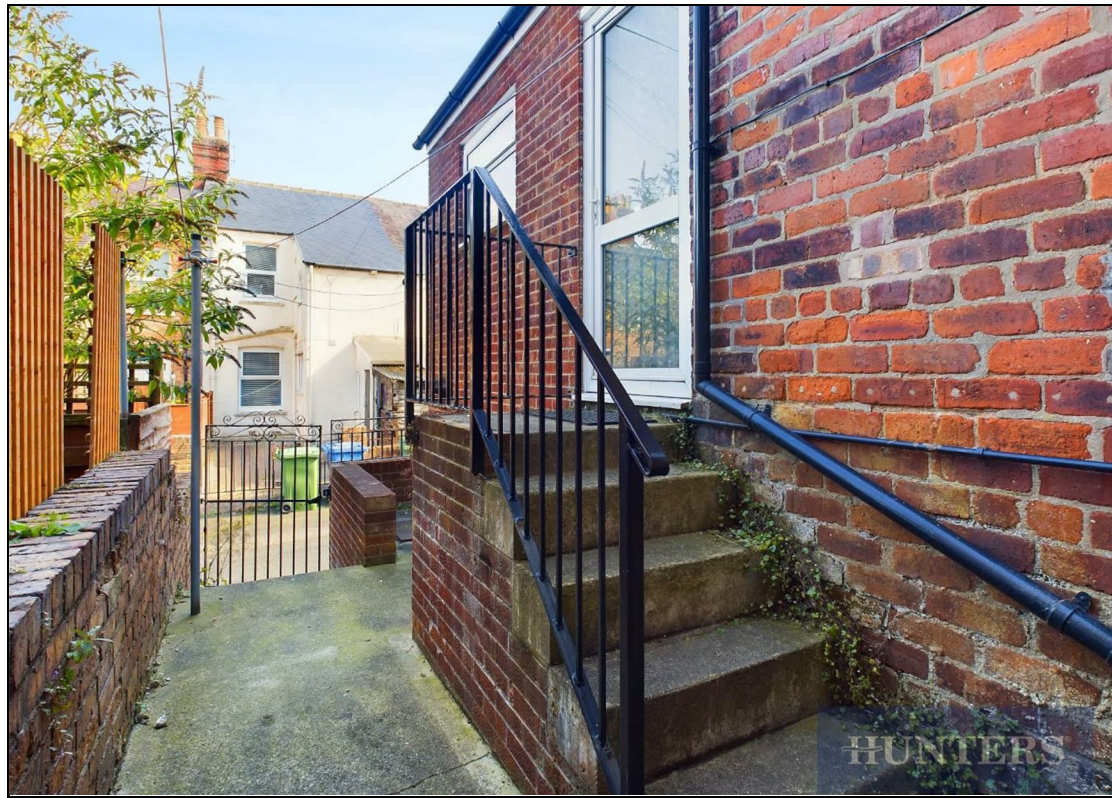
Situated in a popular residential location close to local amenities, schools and transport links, this property represents an ideal addition to an investment portfolio, being sold with tenants in situ and providing an immediate rental income.

## KEY FEATURES

- Three Bedrooms
- Modern Kitchen
- Two Reception Rooms
  - Upstairs WC
- Downstairs Shower Room
  - Outside Courtyard
- Sold with tenants in situ







**Floor -1**

**Ground Floor**

**Floor 1**

**Approximate total area<sup>(1)</sup>**

1112.88 ft<sup>2</sup>  
103.39 m<sup>2</sup>

**Reduced headroom**

11.63 ft<sup>2</sup>  
1.08 m<sup>2</sup>

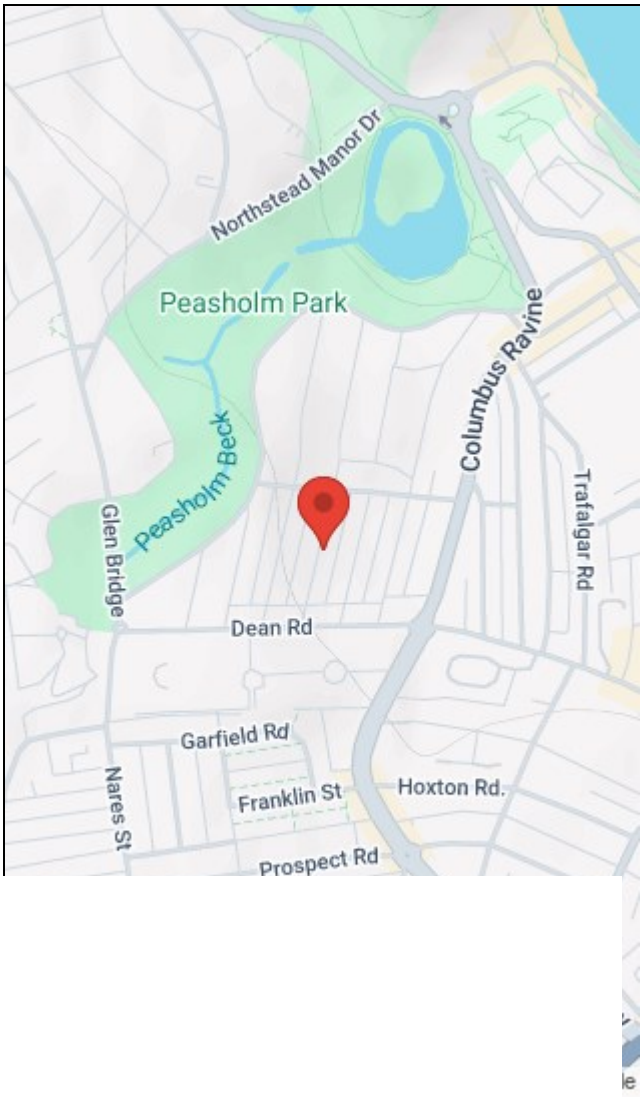
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>59</b>	<b>83</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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