



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



**OFFERS IN EXCESS OF £200,000**  
20 ASHVILLE AVENUE, SCARBOROUGH, YO12 7NF

- Fantastic Presentation
- Three Bedrooms
- Two Reception Rooms
- Kitchen Diner

A SUPERB EXAMPLE OF THIS TYPE OF PROPERTY, UPGRADED AND PRESENTED TO A FANTASTIC STANDARD THROUGHOUT. GENEROUS RECEPTION AND DINING SPACE, GORGEOUS KITCHEN DINER, LUXURIOUS BATHROOM AND THREE WELL APPOINTED BEDROOMS.



TIPPLE UNDERWOOD ESTATE AGENTS  
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT  
www.tippleunderwood.co.uk  
01723 350299  
mail@tippleunderwood.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

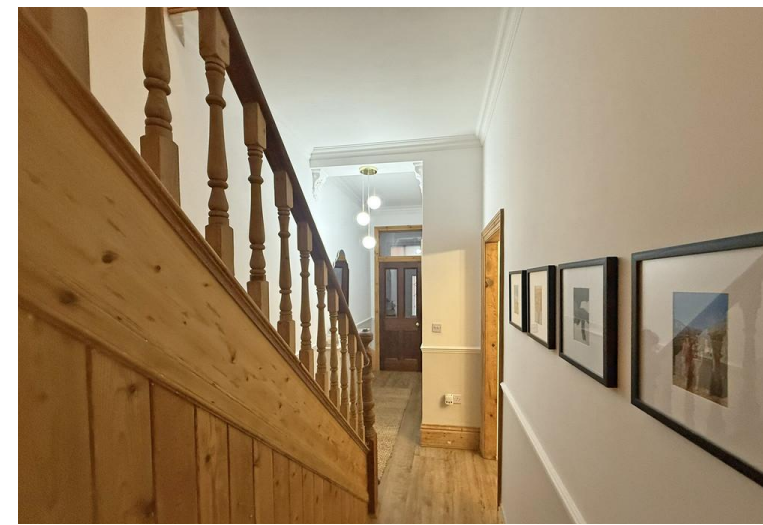


TOTAL FLOOR AREA: 1238 sq.ft. (115.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for general guide purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



### Property Description

This lovely property when briefly described comprises entrance porch, hallway, bay fronted lounge, rear facing dining room, large modern kitchen diner to the ground floor. On the first floor are three large bedrooms and a beautiful bathroom with modern roll top bath and separate shower stall. Enclosed yard to the rear with an outhouse housing the gas boiler.



### GROUND FLOOR

- PORCH
- HALLWAY
- LOUNGE  
14' 8" x 12' 1" (4.47m x 3.68m)
- DINING ROOM  
12' 1" x 11' 5" (3.68m x 3.48m)
- KITCHEN/DINER  
16' 5" x 10' 9" (5m x 3.28m)

### FIRST FLOOR

- LANDING
- BEDROOM  
17' 6" x 14' 6" (5.33m x 4.42m)
- BEDROOM  
13' x 11' 6" (3.96m x 3.51m)
- BEDROOM  
10' 9" x 7' 6" (3.28m x 2.29m)
- BATHROOM
- OUTSIDE**
- REAR YARD