



3 West Parade Mews

West Parade Road, Scarborough, YO12 5ED

Guide Price £274,000



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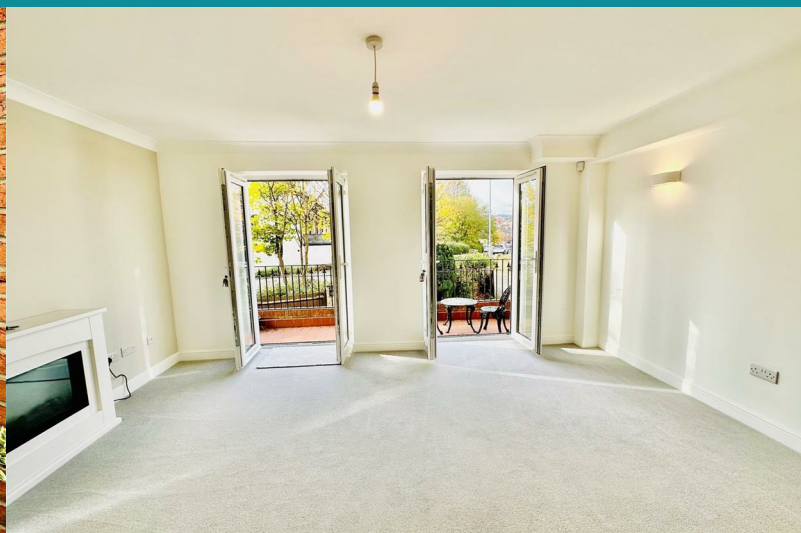
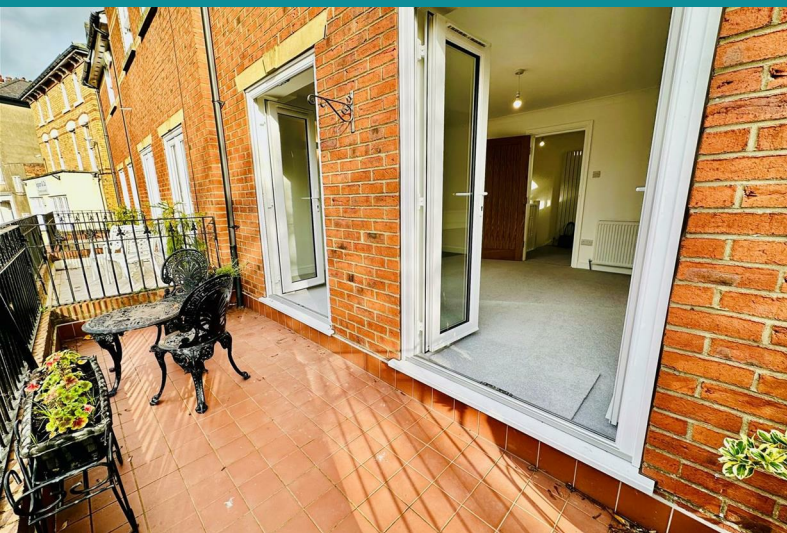
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ENTRANCE HALL

With storage cupboard and radiator.

RECEPTION ROOM/STUDY/UTILITY

14'9" x 9'4" (4.5 x 2.86)

Rear facing room plumbing for washing machine, cupboard housing wall mounted combi boiler. Radiator and inset spotlights. UPVC Window overlooking the rear and double UPVC doors giving access.

CLOAKROOM

6'1" x 2'9" (1.86 x 0.86)

With WC and hand basin.

LOUNGE

14'9" x 11'1" (4.5 x 3.39)

Front facing room with double UPVC doors giving access to the balcony area. Electric fire with modern surround. radiator, overhead and wall lights.

BALCONY

14'9" x 5'1" (4.5 x 1.57)

Accessed from the lounge. Tiled flooring and railings surrounding.

KITCHEN/DINER

14'9" x 9'4" (4.5 x 2.86)

Range of wall, drawer and base units, co-ordinating worktop, stainless steel sink with mixer tap and metro tiled splashback. Integrated Bosch electric oven, gas hob and Hotpoint stainless steel extractor hood over. Intergrated Hotpoint dishwasher and space for fridge/freezer. UPVC sash windows overlooking the rear of the property, radiator and inset spotlights.

LANDING

With tall radiator, overhead light understairs cupboard and intercom system.

BEDROOM 1

11'1" x 10'11" (3.39 x 3.34)

Front facing UPVC window, radiator and overhead light.

ENSUITE

9'8" x 3'9" (2.96 x 1.16)

Modern Matt Black shower enclosure with sliding door, Matt black thermostatic shower with removable shower head and fixed drencher. WC . Handbasin with matt black top and vanity unit. Part tiled walls with metro tiles and co-ordinating grout, matt black radiator, inset spotlight and extractor fan.

BEDROOM 2

11'5" x 6'6" (3.48 x 2)

Rear facing room with UPVC window, overhead light and radiator.

BEDROOM 3

9'4" x 8'2" (2.86 x 2.5)

Rear facing room with UPVC window, overhead light and radiator.

BATHROOM

7'1" x 6'6" (2.16 x 2)

Modern 3 piece suite. Bath has a Stainless steel thermostatic shower with flexible shower head and fixed drench head. Glass shower screen. WC. Hnadbasin with mixer tap and vanity unit. Inset spotlights, radiator and extractor fan. Acces to loft space.

GARAGE

18'10" x 9'0" (5.75 x 2.75)

With electric door, lighting, power and garden tap

OUTSIDE

Rear hard landscaped courtyard garden, walled border with mature shrubs and gate to the side of the property. Exterior Light.

To the front of the property is a covered entrance with lighting and intercom system.

DIRECTIONS

What Three Words
lovely.images.flat

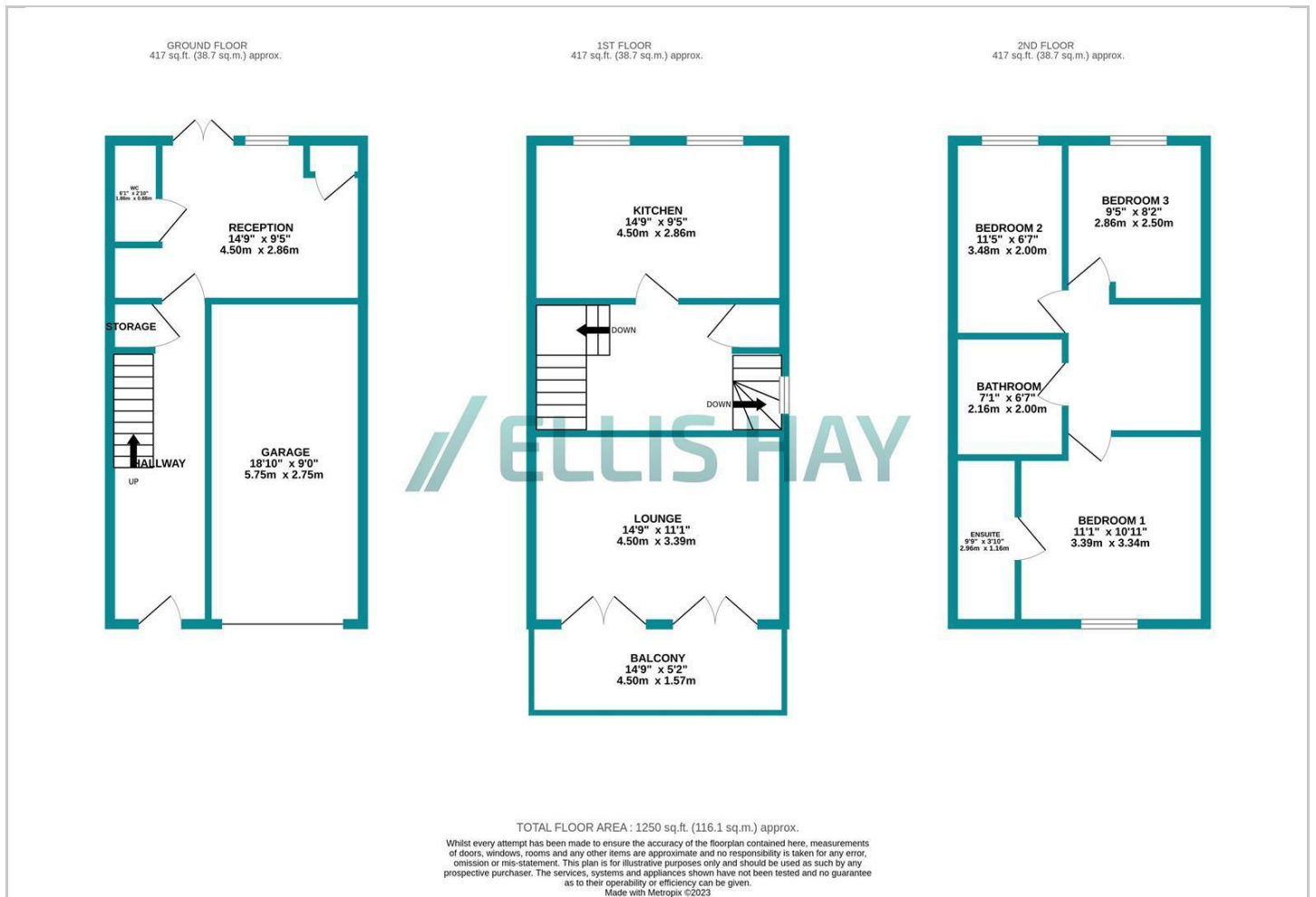
Tel: 01723 350077



Hybrid Map



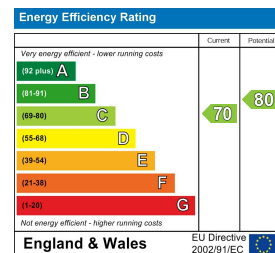
Floor Plan



Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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