



## 2 West Parade Mews

Falsgrave, Scarborough, YO12 5ED

Guide Price £225,000



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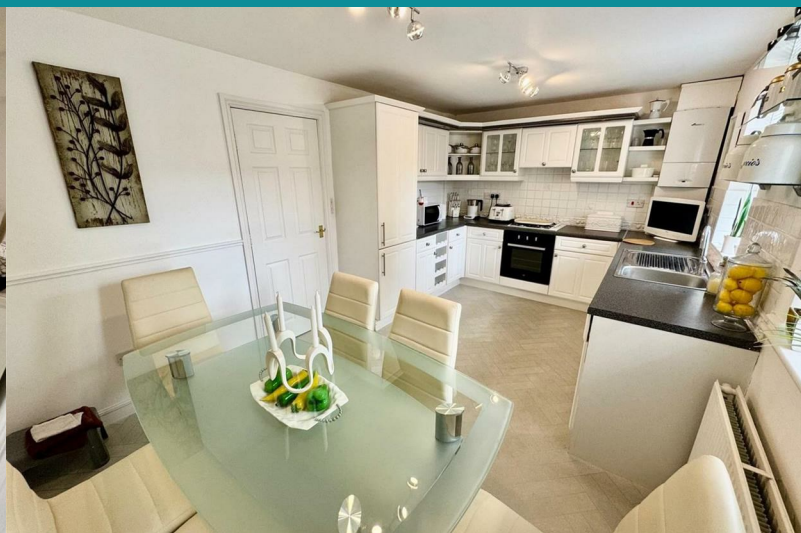
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### West Parade Mews

We are pleased to offer this well-presented three-bedroom townhouse, ideally located near Falsgrave and the Town Centre. The property is in excellent condition and ready to move into.

The ground floor includes an entrance hallway with storage and a flexible reception room, perfect as a utility, office, lounge, or extra bedroom. On the first floor, there's a spacious landing, front-facing lounge with balcony access, and a rear dining kitchen. The top floor offers a main bedroom with en-suite, two further bedrooms, and a family bathroom.

Outside, there's a hard landscaped courtyard garden, private parking, and an integral garage with power, lighting, and an outdoor tap. A covered entrance with intercom adds convenience.

Offered with no onward chain—early viewing is recommended

### Front Entrance

Covered Entrance

### Hallway

### Garden Room/Bedroom 4

13'1" x 9'10" (4.00 x 3.00 )

### Cloakroom

### Lounge

14'9" x 12'1" (4.5 x 3.7)

### Kitchen/Diner

14'9" x 9'10" (4.5 x 3.00)

### Bedroom 1

11'9" x 11'9" (3.6 x 3.6)

### Bedroom 2

12'5" x 5'6" (3.8 x 1.7)

### Bedroom 3

9'2" x 6'6" (2.8 x 2)

### Bathroom

### Outside

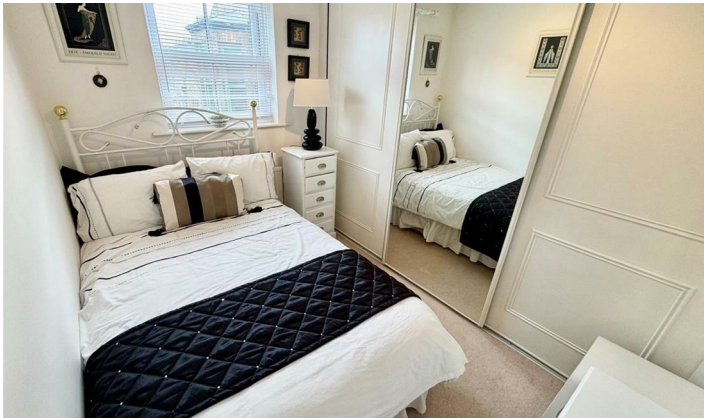
### Directions

What 3 Words  
Puzzle.Fills.Strong

### En Suite

5'9" x 3'1" (1.76 x 0.95)



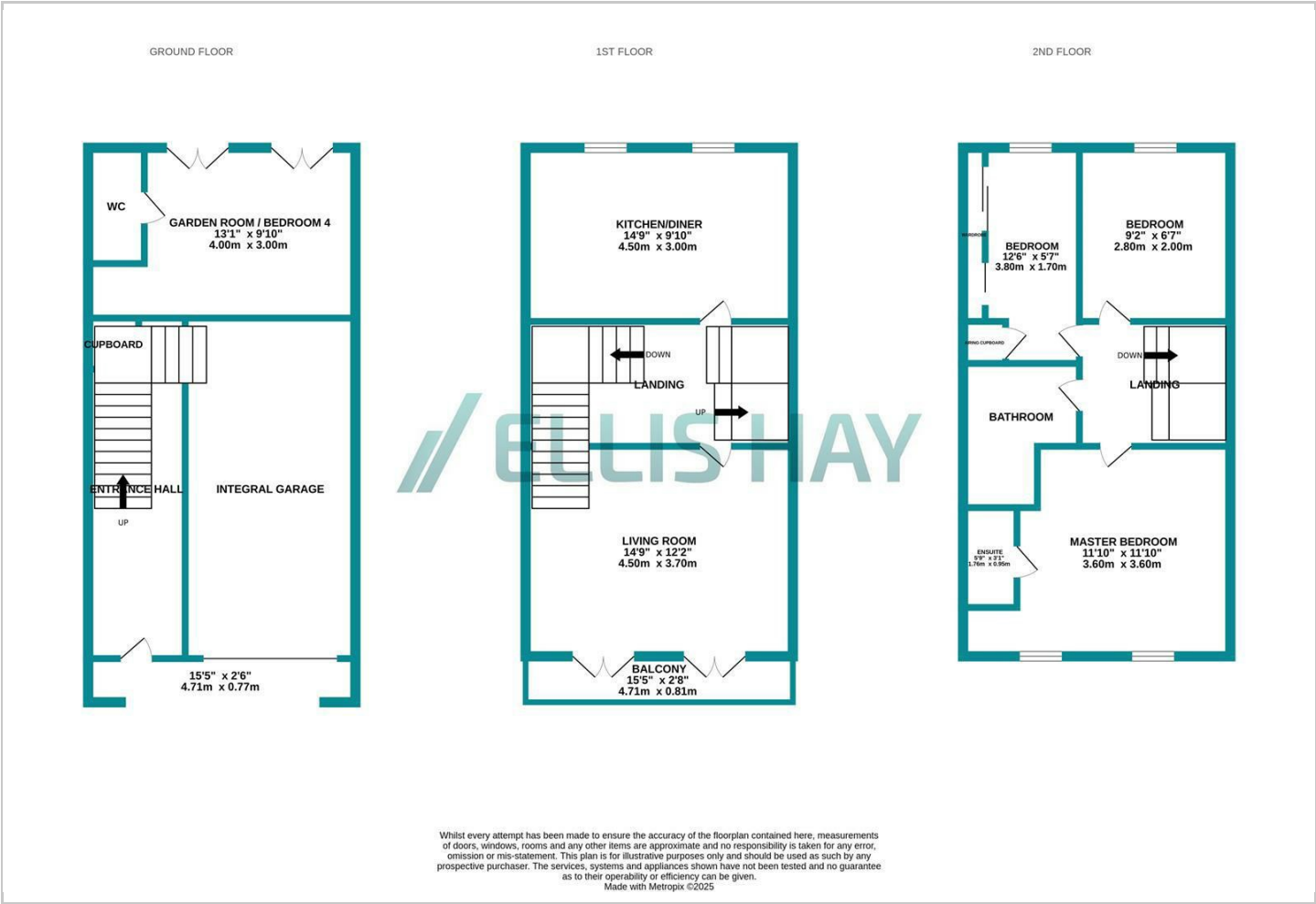




Hybrid Map



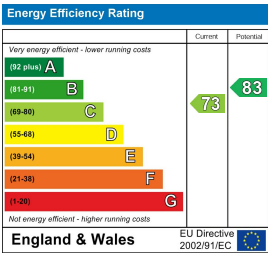
Floor Plan



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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