# // ELLIS HAY



3 Prospect Mount Road

Scarborough, YO12 6EN

Price Guide £197,500



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#### **3 Prospect Mount Road**

Located in the popular Woodlands area of Scarborough, this well-presented three-bedroom semi-detached home on Prospect Mount Road offers an excellent opportunity for families or buyers seeking a property with great potential. The area is ideally placed for access to local parks, highly regarded schools, and the town centre. There's also a pleasant walk through Peasholm Glen leading directly to the scenic North Bay—perfect for enjoying Scarborough's natural beauty.

The property features a spacious and versatile layout, including a large lounge/diner, kitchen and a separate utility room, an attached garage, and a private driveway. Upstairs there are 3 bedrooms and a family bathroom. The rear garden is enclosed and mature, offering a safe and generous outdoor space ideal for family life and entertaining.

In our view, this home represents a fantastic chance to modernise and create a long-term family residence in a well-established and convenient location. The potential both inside and out is impressive, especially for buyers looking to put their own stamp on a property.

To find out more or arrange a viewing, contact Ellis Hay today on 01723 350077

## Lounge/Diner

12'5" x 22'11" (3.8 x 7.0)

#### Kitchen

12'1" x 8'10" (3.7 x 2.7)

#### **Utility**

4'11" x 4'7" (1.5 x 1.4)

#### **Bedroom 1**

11'5" x 12'1" (3.5 x 3.7)

#### Bedroom 2

11'5" x 10'5" (3.5 x 3.2)

#### **Bedroom 3**

8'2" x 7'10" (2.5 x 2.4)

#### **Bathroom**

8'2" x 5'6" (2.5 x 1.7)

#### Garage

9'10" x 19'0" (3.0 x 5.8)

#### **Directions**

What 3 Words

Leave.wished.wrong

Tel: 01723 350077





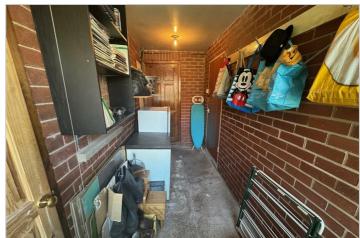




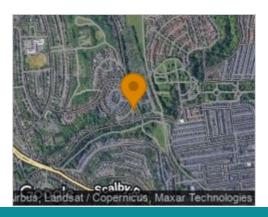




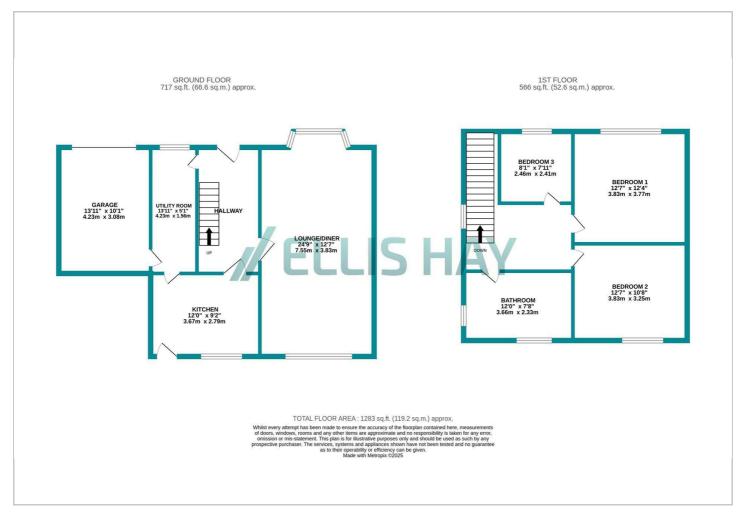




### **Hybrid Map**



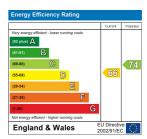
#### **Floor Plan**



# **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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