



**High Mill Drive, Scarborough**

**£335,000**



# High Mill Drive, Scarborough

## DESCRIPTION

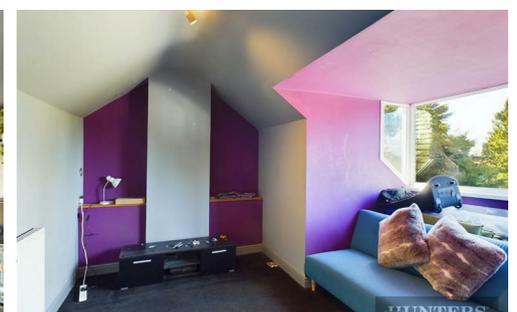
Welcome to High Mill Drive, Scarborough - a charming location that could be the perfect setting for your new home! This delightful property boasts four spacious bedrooms, ideal for a growing family or those in need of extra space. With two bathrooms, there will be no more morning queues, ensuring a stress-free start to your day.

As you step inside, you'll be greeted by not one, but two inviting reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The large kitchen is a chef's dream, providing plenty of room to whip up delicious meals and create lasting memories.

One of the highlights of this property is the beautiful garden, a tranquil oasis where you can unwind after a long day or enjoy al fresco dining during the warmer months. Imagine sipping your morning coffee surrounded by lush greenery - the perfect way to start your day!

Don't miss out on the opportunity to make this house your home. With its generous living spaces, convenient location, and stunning garden, this property has all the makings of a truly special place to live. Contact us today to arrange a viewing and take the first step towards making your dream home a reality.

- Large Kitchen
- Two Reception Rooms
- Four Bedrooms
- Two Bathrooms
- Large Garden
- External Garage







Ground Floor



Floor 1



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

1547.85 ft<sup>2</sup>  
143.8 m<sup>2</sup>

Reduced headroom

5.27 ft<sup>2</sup>  
0.49 m<sup>2</sup>

(1) Excluding balconies and terraces

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

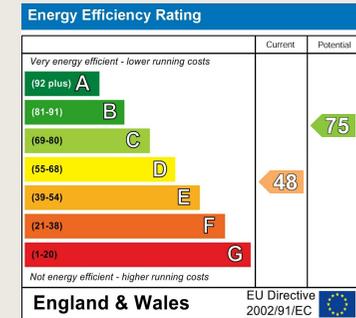
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

01723 336760

33 Huntriss Row, Scarborough, YO11 2ED

scarborough@hunters.com