







## 4 Mount Park Road

Scarborough, Scarborough

- Three Bedroom Semi Detached House
- Modern Plan Kitchen/Diner
- Modern Bathroom
- Garden Front and Rear
- Gas Heating and UPVC Double Glazing
- Popular Falsgrave Location

IMMACULATE, RECENTLY MODERNISED, three bedroom, semi-detached house with MODERN, OPEN PLAN, BREAKFAST KITCHEN/DINER with double doors leading out to the REAR PATIO GARDEN.

The property briefly comprises entrance vestibule leading to a generous entrance hallway with feature slate tiled flooring, bay windowed lounge with open fire and feature marble hearth and surround, a separate ground floor WC, dining room with breakfast bar and open arch to a modern kitchen and door leading to a porch/utility room at the side. To the first floor is a generous landing with doors leading to a modern refitted bathroom with four piece suite, two double bedrooms and a further single bedroom.

The house also benefits from gas heating, uPVC double glazing and modern neutral decoration throughout. The property is well located in the Falsgrave area of Scarborough with an abundance of amenities nearby including local shops, supermarket, popular junior school, a choice of further schools and colleges, 24 hr garage, train station and is also near a regular bus route. Internal viewing highly recommended to fully appreciate the space and finish on offer with this lovely, well presented home.

Council Tax band: B

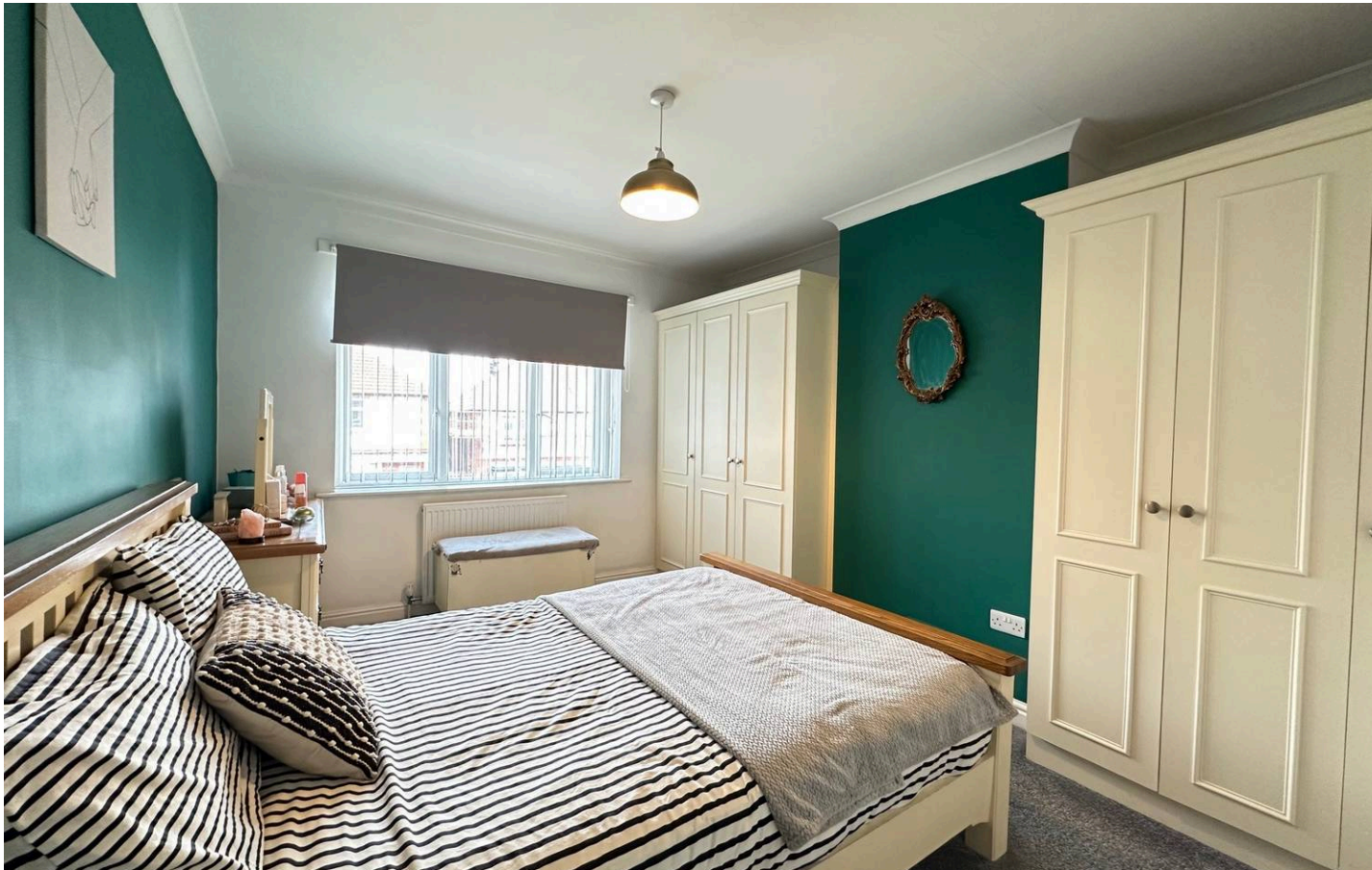
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







## GROUND FLOOR

### Entrance Porch & Hallway

### Lounge

4.80 max into bay x 3.51 max

### Dining Room

4.29 max x 3.51 max

### Kitchen

3.61 x 1.80

### Rear Porch/Utility

4.11 x 1.12

## FIRST FLOOR

### Landing

### Bedroom One

4.01 x 3.30

### Bedroom Two

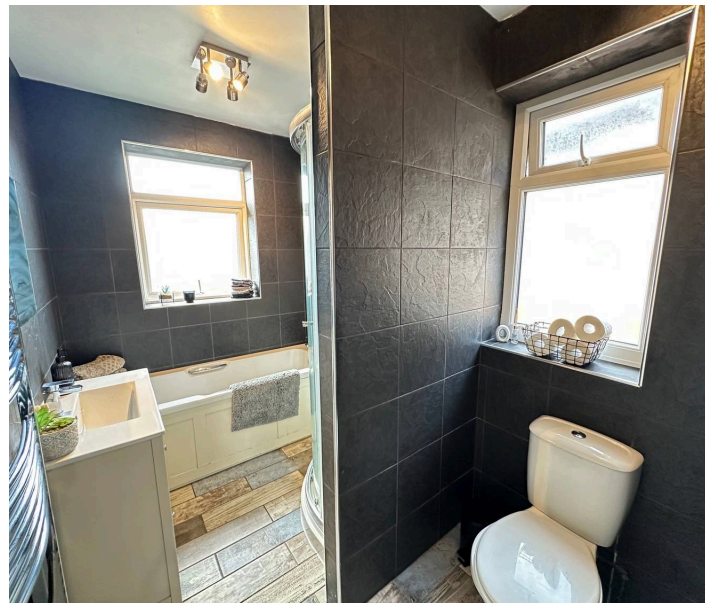
4.39 x 3.51 max

### Bedroom Three

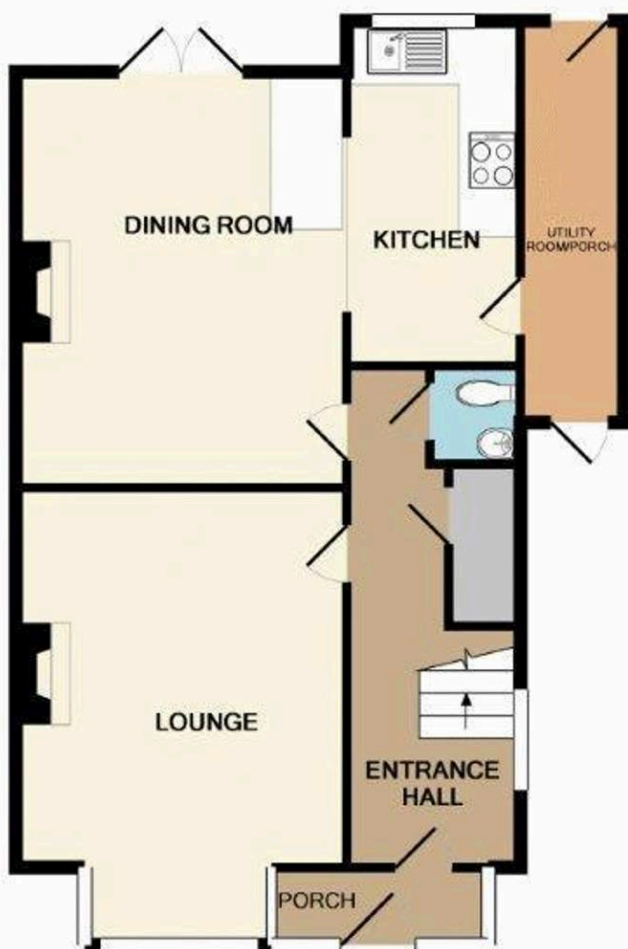
2.11 x 2.11

### Bathroom

2.90 x 1.80







GROUND FLOOR  
APPROX. FLOOR  
AREA 585 SQ.FT.  
(54.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 477 SQ.FT.  
(44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative 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.

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## Interested?

Contact our friendly team today

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With you every step of the way



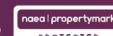
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132