

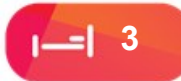


colin ellis

Mount Park Road, Scarborough, YO12 5HD

This well-maintained three-bedroom semi-detached property offers a fantastic opportunity for families, first-time buyers, or investors looking for a home with space, convenience, and great potential. Ideally located just a short distance from the town center, you'll have easy access to shops, schools, transport links, and local amenities.

Guide Price £195,000



PROPERTY DESCRIPTION

This property briefly comprises of a entrance hall leading to a living room, dining room and kitchen with double doors leading to the rear yard. The first floor has three bedrooms, bathroom and a boarded loft room which is ideal for working from home.

ENTRANCE HALL

LIVING ROOM

4.09 x 3.45 (13'5" x 11'3")

DINING ROOM

3.73 x 3.61 (12'2" x 11'10")

KITCHEN

3.76 x 3.69 (12'4" x 12'1")

BEDROOM

2.34 x 2.67 (7'8" x 8'9")

BATHROOM

2.21 x 1.67 (7'3" x 5'5")

BEDROOM

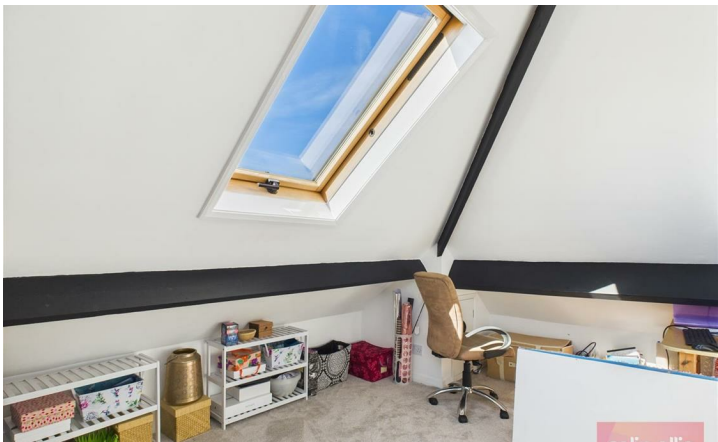
3.75 x 2.70 (12'3" x 8'10")

OCCASIONAL ROOM

3.32 x 4.0 (10'10" x 13'1")

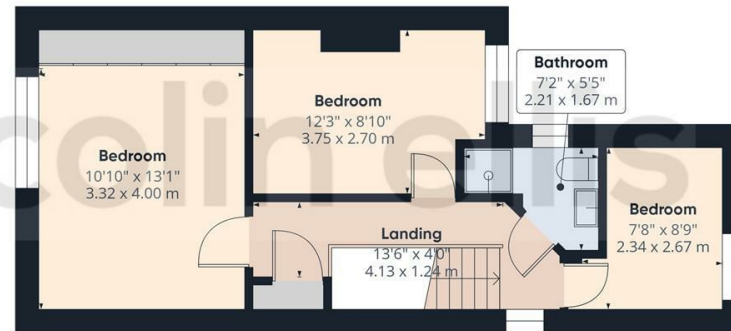
Loft room that has been boarded, insulated and carpeted. Ideal office space.







Floor 1



Floor 2



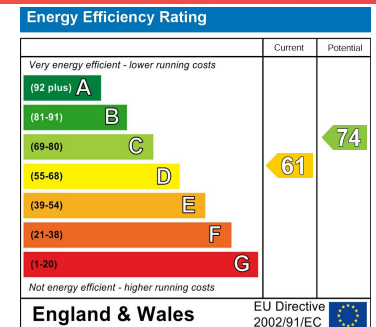
Approximate total area⁽¹⁾
876 ft²
81.4 m²

(1) Excluding balconies and terraces

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



Mount Park Road - 18691061

Council Tax Band - B

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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