



colin ellis

Mill Way, Scarborough, YO13 0BG

Situated on the desirable High Mill estate in Scalby, this beautifully presented three storey home offers spacious and flexible living ideal for families or professionals. The heart of the home is the stylish kitchen diner, while the bright living room features doors that open directly onto a rear garden perfect for entertaining or relaxing.

The top floor is dedicated to a generous master bedroom with its own en suite bathroom. The property also benefits from two allocated parking spaces along with an EV charging point, making it both modern and practical.

Guide Price £250,000



PROPERTY DESCRIPTION

This property briefly comprises of an entrance hall leading to a WC, kitchen and living room with access to the rear garden. To the first floor of the property there are two bedrooms and a family bathroom. The second floor includes a bedroom and en suite. Externally there is a garden with a patio area and parking for 2 cars.

ENTRANCE HALL

KITCHEN

4.02 x 3.44 (13'2" x 11'3")

WC

0.97 x 1.38 (3'2" x 4'6")

LIVING ROOM

3.55 x 4.40 (11'7" x 14'5")

BEDROOM

2.62 x 4.43 (8'7" x 14'6")

BATHROOM

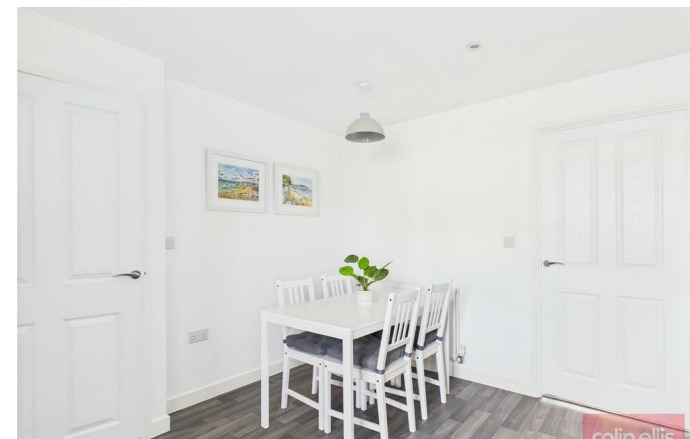
1.99 x 2.40 (6'6" x 7'10")

BEDROOM

2.84 x 2.43 (9'3" x 7'11")

BATHROOM

1.62 x 2.31 (5'3" x 7'6")







Approximate total area⁽¹⁾

940 ft²
87.5 m²

Reduced headroom

25 ft²
2.3 m²

(1) Excluding balconies and terraces

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

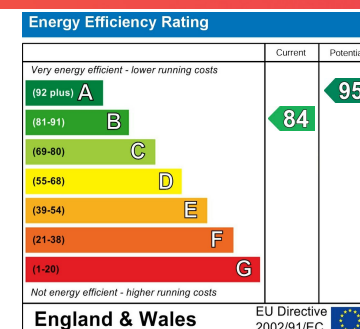
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Mill Way - 18713450
Council Tax Band - D
Tenure - Freehold

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