



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

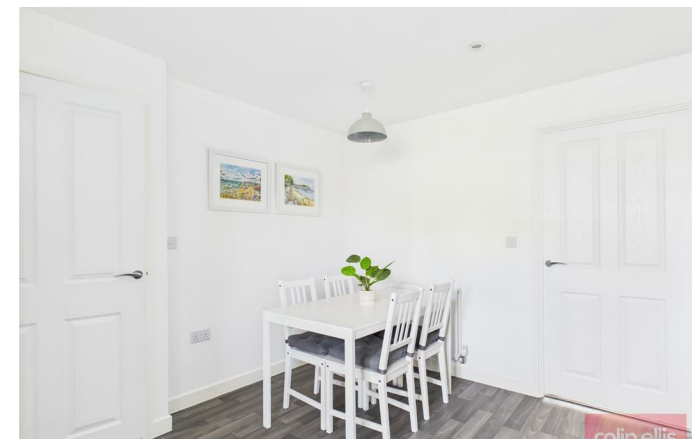
1.99 x 2.40 (6'6" x 7'10")

BEDROOM

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

BATHROOM

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Mill Way - 18713450
Council Tax Band - D
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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