





2 Mill Lane

Ebberston, Scarborough

- Gardens front and rear with open view to the front
- Lovely Family home located in the sought after village of Ebberston
- Viewing by appointment only
- Three Bedrooms and House bathroom
- Generous Lounge, Dining Kitchen and large sun room off the rear elevation

Nestled in the charming village of Ebberston, Scarborough, this delightful terraced house on Mill Lane offers a perfect blend of comfort and convenience. With an inviting reception room, and large rear conservatory/ sunroom extension this property provides ample space for both relaxation and entertaining. The well-proportioned living areas are filled with natural light, creating a warm and welcoming atmosphere.

The house features three spacious bedrooms, making it an ideal home for families or those seeking extra space for guests or a home office. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings. The single bathroom is well-appointed, catering to the needs of the household with ease.

There are gardens to the front and rear along with a handy store. The property enjoys country views to the front elevation.

Ebberston is known for its picturesque surroundings and friendly community, making it a wonderful place to call home. The property is conveniently located, offering easy access to local amenities and the stunning landscapes of the North Yorkshire countryside. Whether you are looking to enjoy leisurely walks or explore nearby attractions, this location has much to offer.





Entrance Hall

Dimensions: 16 x 1.5 (52'5" x 4'11").

Lounge

Dimensions: 4.6 x 3.9 (15'1" x 12'9").

Kitchen/ Dining Room

Dimensions: 4.7 x 2.8 (15'5" x 9'2").

Conservatory/ Sun room

Dimensions: 6.2 x 2.8 (20'4" x 9'2").

Store

Dimensions: 2.3 x 1.8 (7'6" x 5'10").

First Floor Landing

Dimensions: 2.2 x 1.9 (7'2" x 6'2").

Bedroom One

Dimensions: 4.0 x 3.6 (13'1" x 11'9").

Bedroom Two

Dimensions: 3.5 x 2.7 (11'5" x 8'10").

Bedroom Three

Dimensions: 2.7 x 2.4 (8'10" x 7'10").

Bathroom

Dimensions: 1.9 x 1.7 (6'2" x 5'6").

Outside

Gardens laid mainly to lawn to the front and rear.

Tenure

FREEHOLD

EPC and Council tax

EPC - d Council Tax - A

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If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please



GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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