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For over 30 years

22 Mount Park Avenue, Scarborough
£200,000



- WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- LIVING ROOM WITH LOG BURNER & BAY WINDOW
- REAR SOUTH FACING PATIO/TERRACE
- OPEN PLAN KITCHEN/DINER/LIVING ROOM
- CELLAR WITH UTILITY & STORE ROOM
- DOWNSTAIRS WC

We are delighted to present this well presented three bedroom semi detached house, offering a wonderful blend of modern comfort and charm.

The heart of the home is the impressive open plan kitchen, dining, and living area, thoughtfully designed to create a sociable and versatile space ideal for family life or entertaining guests. The living room features a beautiful bay window that floods the space with natural light, as well as a cosy log burner, perfect for relaxing evenings. The kitchen area is tastefully finished, seamlessly connecting to the dining space for effortless mealtimes.

A convenient downstairs WC adds practicality to the ground floor layout. An outstanding feature of this property is the cellar, which benefits from power and provides a dedicated utility area and a separate store room, offering excellent storage and laundry solutions. Upstairs, three well proportioned bedrooms provide comfortable accommodation for a growing family or those seeking extra space for a home office. The property also boasts a south facing rear patio/terrace with views over Falsgrave Park, ideal for those seeking a low maintenance outdoor area. Located in a popular residential area with easy access to local amenities and transport links, this home is sure to attract strong interest. Arrange your viewing today to fully appreciate all it has to offer.





CELLAR

Workshop/Office/Hobbies Room

10' 6" x 10' 2" (3.20m x 3.10m)

Storage

7' 3" x 7' 3" (2.20m x 2.20m)

GROUND FLOOR

Entrance Hall

Kitchen

7' 10" x 7' 3" (2.40m x 2.20m)

Open Plan Dining Room/Lounge

21' 4" x 11' 10" (6.50m x 3.60m)

FIRST FLOOR

Landing

Bedroom One

11' 2" x 10' 6" (3.40m x 3.20m)

Bedroom Two

11' 2" x 10' 6" (3.40m x 3.20m)

Bedroom Three

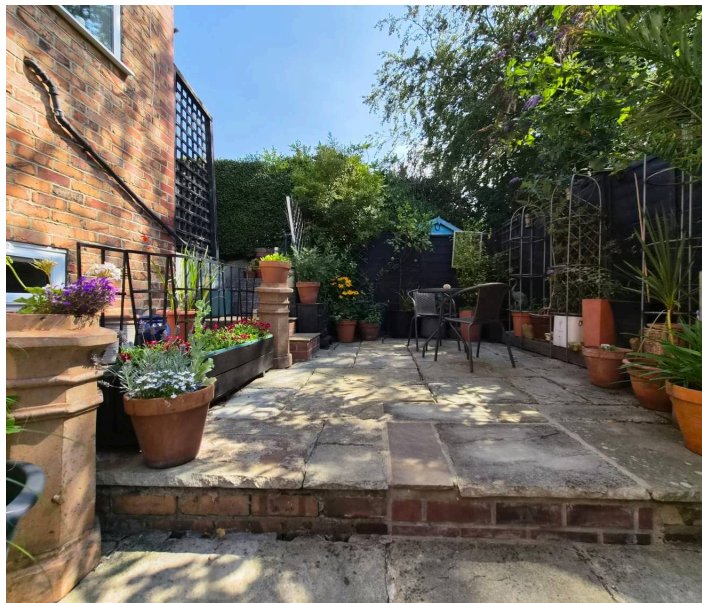
7' 3" x 6' 7" (2.20m x 2.00m)

Bathroom

7' 10" x 7' 7" (2.40m x 2.30m)

HMRC

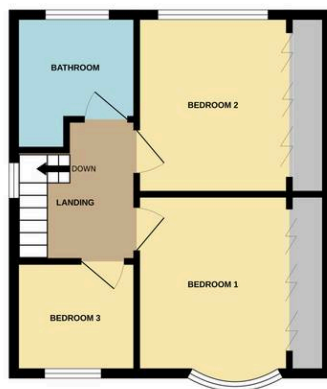
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office



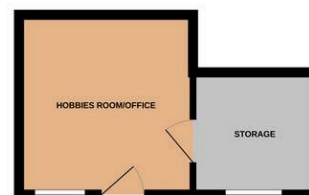
GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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Interested?

Contact our friendly team today
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With you every step of the way



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