



colin ellis

## Prospect Mount Road, Scarborough, YO12 6EN

This charming two-bedroom detached home on Prospect Mount Road offers a perfect blend of space, character, and practicality. The property benefits from a private garden and a dedicated parking space. Inside, the home features two well-proportioned bedrooms, complemented by two versatile loft rooms and study/dressing room. The living areas are bright and welcoming, providing a comfortable setting for both relaxing and entertaining. With its flexible layout and detached setting, this home presents a fantastic opportunity for a multitude of buyers.

Guide Price £230,000



## HALLWAY

1.77 x 4.08 (5'9" x 13'4")

## LIVING ROOM

3.90 x 3.13 (12'9" x 10'3")

## KITCHEN

5.34 x 3.78 (17'6" x 12'4")

## BEDROOM

3.55 x 3.10 (11'7" x 10'2")

## BATHROOM

2.49 x 1.83 (8'2" x 6'0")

## BEDROOM

2.77 x 3.79 (9'1" x 12'5")

## STUDY/DRESSING ROOM

## LOFT ROOM

2.04 x 3.08 (6'8" x 10'1")

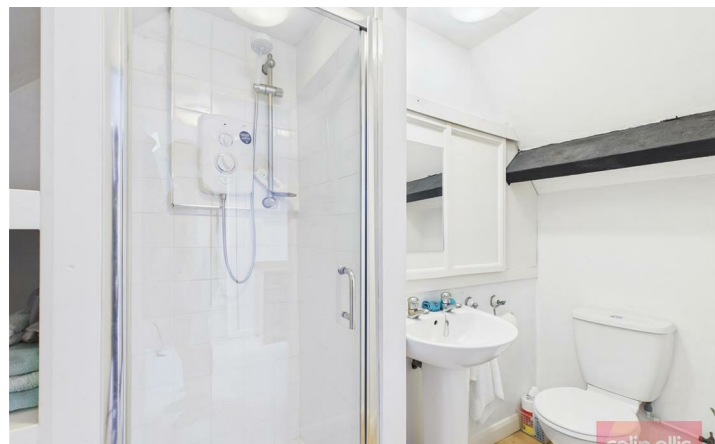
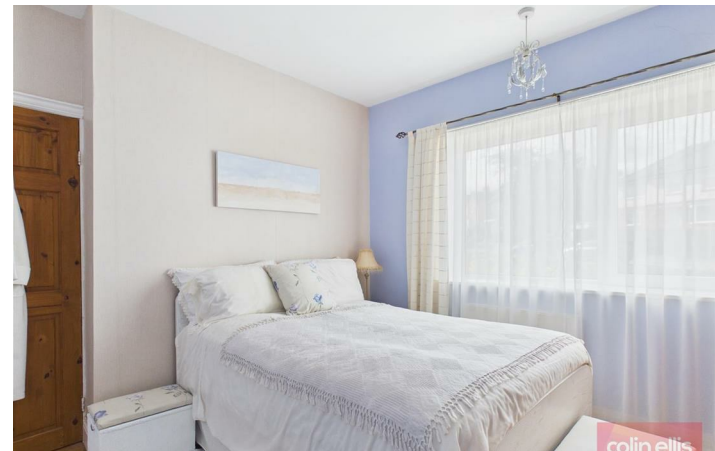
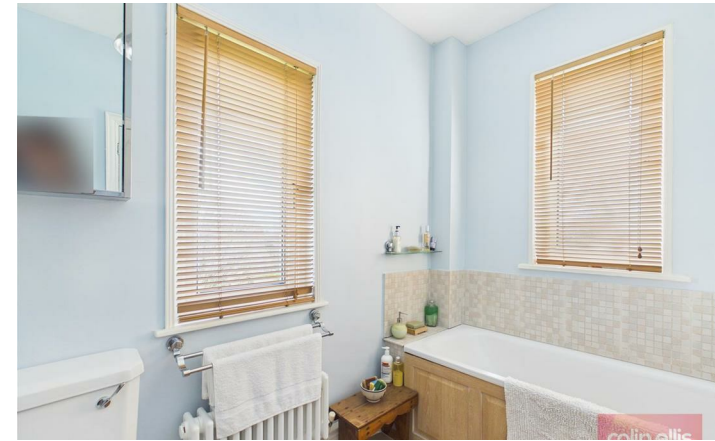
## LOFT ROOM

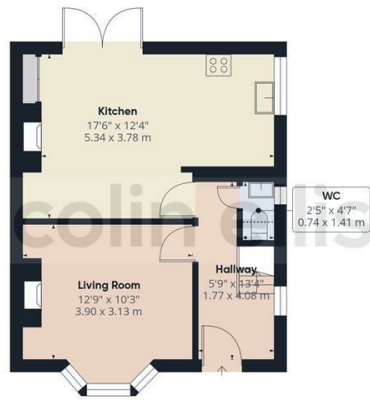
2.87 x 2.14 (9'4" x 7'0")

## BATHROOM

2.64 x 1.82 (8'7" x 5'11")



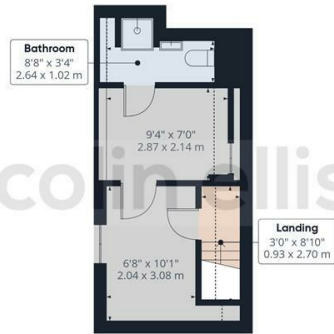




Floor 1



Floor 2



Floor 3



Approximate total area<sup>(1)</sup>

988 ft<sup>2</sup>

91.9 m<sup>2</sup>

Reduced headroom

27 ft<sup>2</sup>

2.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Prospect Mount Road - 18009114

Council Tax Band - C

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>28</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Tel: 01723 363565

E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)

RESIDENTIAL & COMMERCIAL SALES  
LETTINGS CHARTERED SURVEYOR

See all our properties online  
[www.colinellis.co.uk](http://www.colinellis.co.uk)