



**Mountside, Scarborough**

YO11 2TY

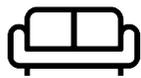
**Offers In Excess Of  
£425,000**



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**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Mountside, Scarborough

## DESCRIPTION

Situated in one of Scarborough's most sought-after residential locations, this impressive detached home on Mountside occupies a generous plot of approximately 0.477 acres and enjoys elevated, far-reaching views across the town, out to sea and towards Scarborough Castle.

The property offers spacious and well-balanced accommodation extending to over 1,700 sq ft. The ground floor comprises an entrance hall, a generous living room measuring over 19ft in length, a separate dining room with bay window, downstairs WC and a fitted kitchen positioned to the rear. The layout provides excellent potential for modernisation or reconfiguration, subject to the necessary consents, while already offering well-proportioned rooms ideal for family living.

To the first floor are three bedrooms, including a particularly spacious principal bedroom, along with a family bathroom, separate shower room and additional WC. The elevated position ensures many of the rooms enjoy open outlooks across Scarborough's coastline, the historic castle and the town itself.

Externally, the grounds are a true feature of the property. Set within approximately 0.477 acres, the extensive gardens provide privacy, space and significant scope for landscaping or potential extension (subject to planning). A detached garage and additional outbuilding further enhance the practicality of the home.

Mountside is renowned for its elevated setting and panoramic views, offering convenient access to Scarborough town centre, the South Bay, local schools and transport links, while retaining a peaceful residential feel.

A rare opportunity to acquire a substantial detached home on a sizeable plot with outstanding coastal views in this highly regarded Scarborough location.







**HUNTERS**  
HERE TO GET YOU THERE

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

1719 ft <sup>2</sup>
159.6 m <sup>2</sup>

**Reduced headroom**

8 ft <sup>2</sup>
0.8 m <sup>2</sup>

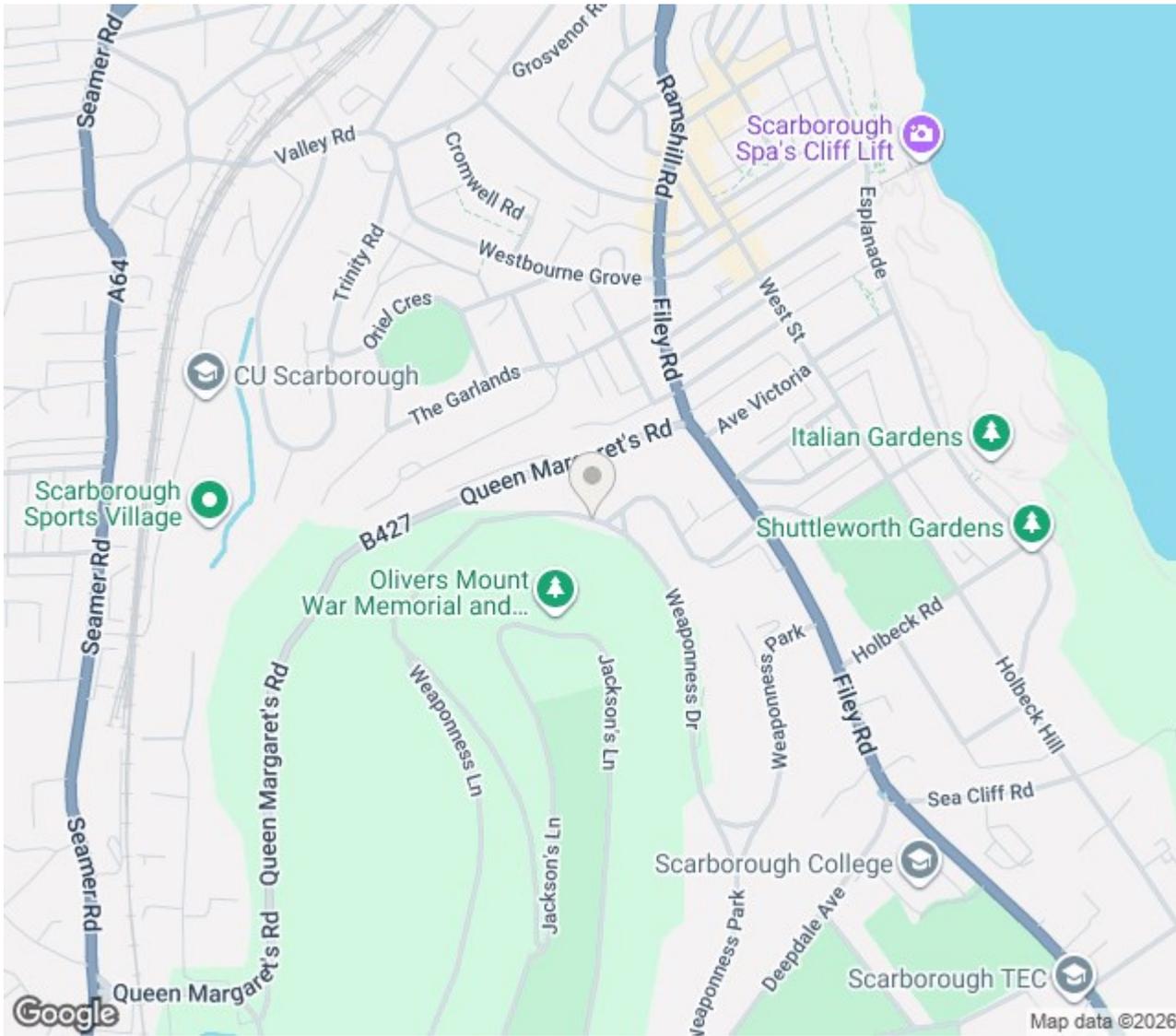
(1) Excluding balconies and terraces

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**





## ENERGY PERFORMANCE CERTIFICATE

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>		
(55-68) <b>D</b>	66	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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