



11 Mill Way, Scarborough YO13 0BG

Offers Over £500,000

Prestige
Collection
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Mill Way, Scarborough

Offers Over £500,000

CPH are delighted to be offering this MODERN, EXECUTIVE, STONE BUILT DETACHED FAMILY HOME which is well located on the NEW HIGH MILL SITE in SCALBY. The property benefits from four/five double bedrooms three bathrooms, feature open plan living/kitchen/dining room, separate lounge, double garage, South facing private lawned gardens and generous off street parking. The property is also only approximately 8 years old and therefore still has around 2 years left under NHBC warranty, giving any prospective buyer complete peace of mind.

The property is offered to the market in immaculate condition and has been finished to a high standard with made to measure window shutters throughout. The accommodation briefly comprises on the ground floor of an entrance hall, downstairs w/c, study/playroom/5th, lounge with double patio doors to the rear garden, a spacious open plan living/kitchen/dining room which has been refitted with hand built bespoke units along with integrated appliances and a convenient utility room. To the first floor lies a landing with doors to a master bedroom with a built-in wardrobe and an attached three piece en-suite shower room, a double bedroom with an attached three piece en-suite shower room and built-in storage, two further double bedrooms and a modern house bathroom. Externally, the property occupies a generous plot with well maintained, generous gardens to the front and rear alongside a gated driveway leading to a double detached garage.

- MODERN, EXECUTIVE DETACHED FAMILY HOME
- FOUR/FIVE BEDROOMS WITH EN-SUITES TO TWO BEDROOMS
- SPACIOUS OPEN PLAN LIVING/KITCHEN/DINER
- GENEROUS LAWNED GARDENS, DRIVEWAY, DOUBLE GARAGE
- WITHIN THE HIGHLY REGARDED SCALBY VILLAGE

Being located within Scalby the property affords excellent access to a wealth of amenities including a local shop, public house restaurant, tennis courts, bowling green, Scarborough Rugby Club/gym, North Cliff Golf Course plus the property is only a short walk away from Scalby Mills and Scarborough's North Bay. Early internal viewing is a MUST in order to fully appreciate the space, setting and surroundings on offer from this well presented executive family home.



ACCOMMODATION

GROUND FLOOR

Entrance Hall
5'9" x 15'11" max

WC
3'4" x 4'5" max

Living Room
10'3" x 16'5" max

Bedroom 5/Office
10'4" x 8'3" max

Living/Dining Area
18'0" x 16'7" max

Kitchen
10'3" x 8'3" max

Laundry Room
5'9" x 5'9" max

FIRST FLOOR

Landing
5'9" x 7'2" max

Bedroom 1
10'4" x 14'7" max

Ensuite
10'3" x 4'0" max

Bedroom 2
10'3" x 14'11" max

Ensuite
6'2" x 6'2" max

Bedroom 3
12'6" x 10'0" max

Bedroom 4
10'4" x 9'11" max

Family Bathroom
9'4" x 6'0" max

Externally

To the front of the property lies a generous front garden laid mainly to lawn and a private gated driveway with parking for up to 6 vehicles with a detached double garage. To the rear of the property lies a further well established rear garden with paved seating areas and storage shed.

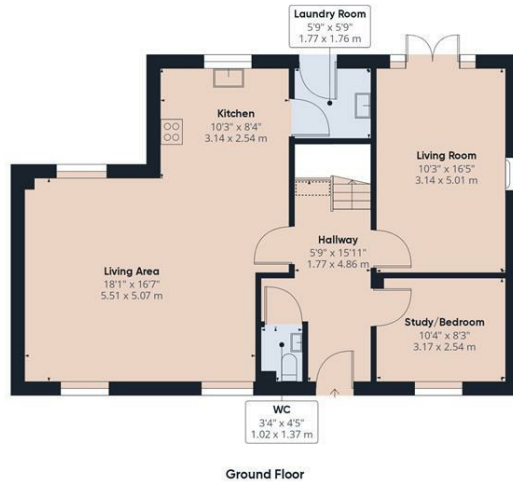


11 Mill way is located in the popular village of Scalby and benefits from far reaching wold views.

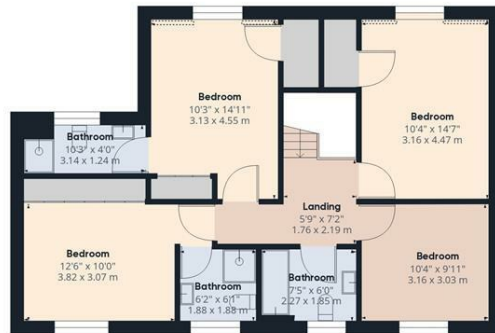








Ground Floor



Floor 1

Approximate total area[®]
1632.91 ft²
151.7 m²

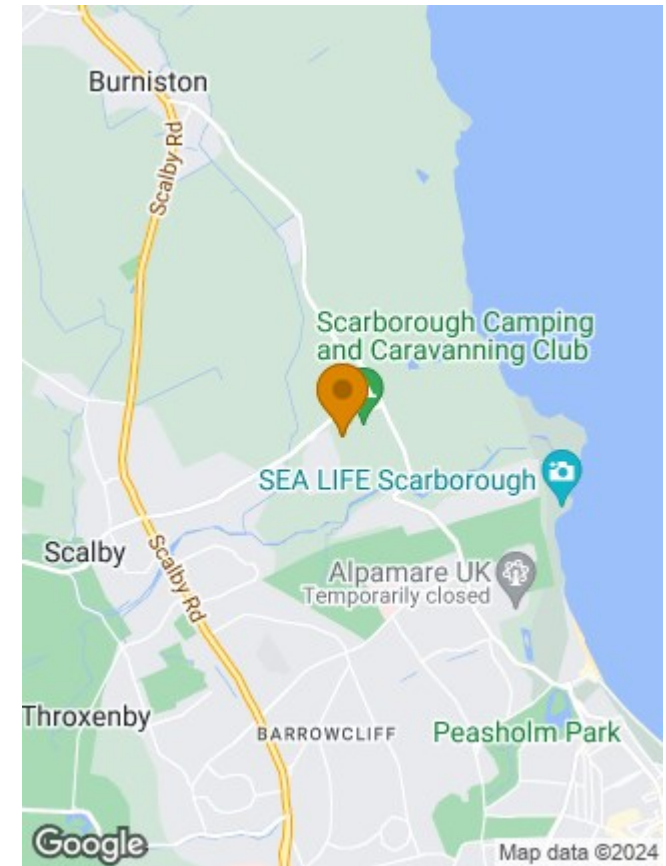
Reduced headroom
8.71 ft²
0.81 m²

Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Interested? Get in touch today:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132