



6 Mill Way, Scarborough YO13 0AF
Price Guide £475,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



CPH are delighted to be offering this MODERN DETACHED FAMILY HOME which is well located on the HIGH MILL DEVELOPMENT in SCALBY. The property benefits from FOUR BEDROOMS with an EN-SUITE to the MASTER, STUDY, DOWNSTAIRS WC, a generous MODERN KITCHEN/DINER, OFF-STREET PARKING, LAWNED GARDENS and a DOUBLE GARAGE.

The property is also only approximately SIX years old and therefore still has approximately FOUR years left under NHBC warranty, giving any prospective buyer complete peace of mind. 'In our opinion' the property is finished to a high standard throughout, with gas central heating via a combination boiler and UPVC double glazing. The accommodation comprises on the ground floor; entrance hall with built-in storage and stairs to the first floor, a light and airy lounge with double doors out to the rear gardens, a modern generous kitchen/diner with fitted appliances, a study room and a downstairs WC. To the first floor of the property lies; a landing with a built-in cupboard, a master bedroom with built-in wardrobes and a modern en-suite shower room, three further bedrooms and a modern house bathroom. Externally, to the front of the property lies a garden laid mainly to lawn enclosed by walled boundaries and a double garage, with two off-street parking spaces in front. To the rear of the property lies a private garden laid mainly to lawn with a paved seating area, enclosed by fenced and walled boundaries.

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 also within proximity to 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 located, modern family home.

ACCOMMODATION:

GROUND FLOOR





Entrance Hallway
15'1" x 7'6" max

Lounge
15'1" x 14'9"

Kitchen/Diner
22'3" x 11'1"

Study
11'1" x 9'10"

Downstairs WC
5'10" x 3'7"

FIRST FLOOR

Landing
14'1" max x 7'6" max

Bedroom One
20'0" max x 11'1" max

En-suite to Bedroom One
7'2" x 3'7"

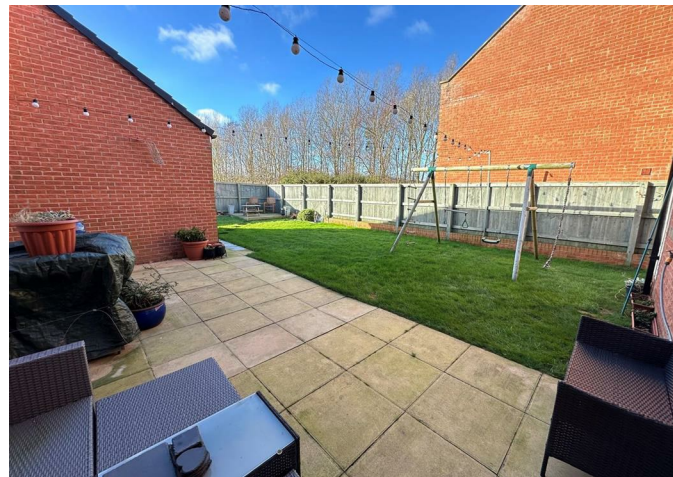
Bedroom Two
14'9" x 12'5" max

Bedroom Three
11'1" max x 9'10" max

Bedroom Four
11'5" x 8'10"

Bathroom
7'6" x 6'2"

Details Prepared
TLPF/010524



Interested? Get in touch:

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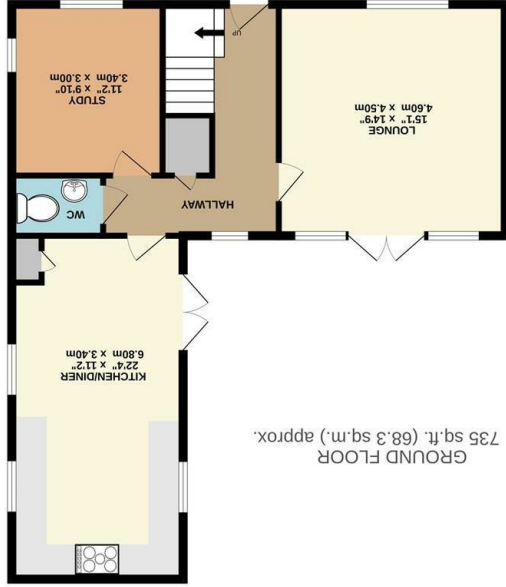
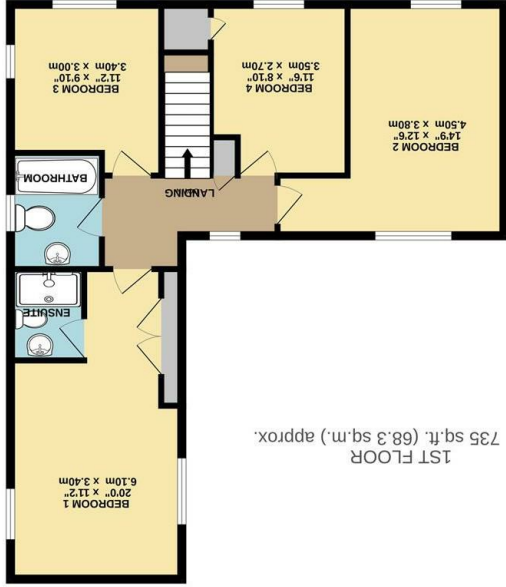
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	83
Potential	91

England & Wales	
EU Directive 2002/91/EC	
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	
Current	
Potential	



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any 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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TOTAL FLOOR AREA: 1470 sq.ft (136.5 sq.m.) approx.