



72 Prospect Mount Road, Scarborough, YO12 6EN

£175,000

- *SEMI DETACHED PROPERTY*
- *MODERN FITTED KITCHEN*
- *IMMACULATELY PRESENTED THROUGHOUT*
- *THREE BEDROOMS*
- *THREE PIECE BATHROOM SUITE*
- *APPEALING TO A NUMBER OF BUYERS*
- *TWO RECEPTION ROOMS*
- *IDEAL NORTH SIDE LOCATION*
- *LANDSCAPED GARDENS*

72 Prospect Mount Road, Scarborough YO12 6EN

Andrew Cowen Estate Agents welcome to the market this WELL PRESENTED, THREE BEDROOM SEMI-DETACHED PROPERTY located within close proximity to SCARBOROUGH HOSPITAL which provides SPACIOUS LIVING ACCOMMODATION with TWO RECEPTION ROOMS and BEAUTIFULLY LANDSCAPED GARDENS.



Council Tax Band: B



This accommodation briefly comprises; entrance hallway leading into the spacious, bay window lounge as well as a modern, fitted kitchen boasting hi-gloss base units with an integrated oven and hob. There is also a separate dining area from the kitchen. To the first floor of the property there are two generous double bedrooms, a further bedroom and a white three-piece family bathroom suite with overhead shower. Externally, the property features beautifully landscaped gardens to the front and rear, boasting mature plants and greenery set across two tiers with various seating areas.

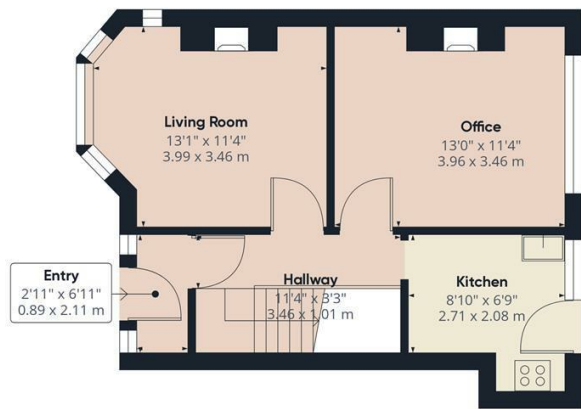
From this superb central location the house makes for an excellent family home providing excellent access to a wealth of amenities and attractions including Scarborough hospital, a choice of junior and secondary schools plus Scarborough Sixth Form also a supermarket, Manor Road Park and the old railway line. Viewing is essential to appreciate the space, position and feel that this fantastic family home has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!

*****Please note, the log burner shown in the images is not included*****

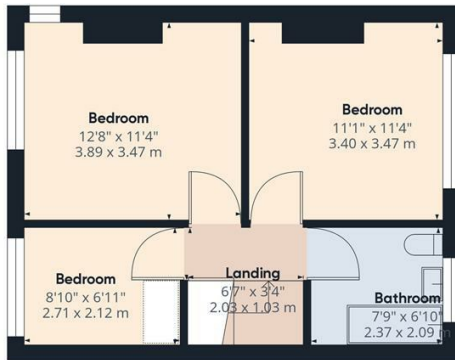








Floor 0



Floor 1

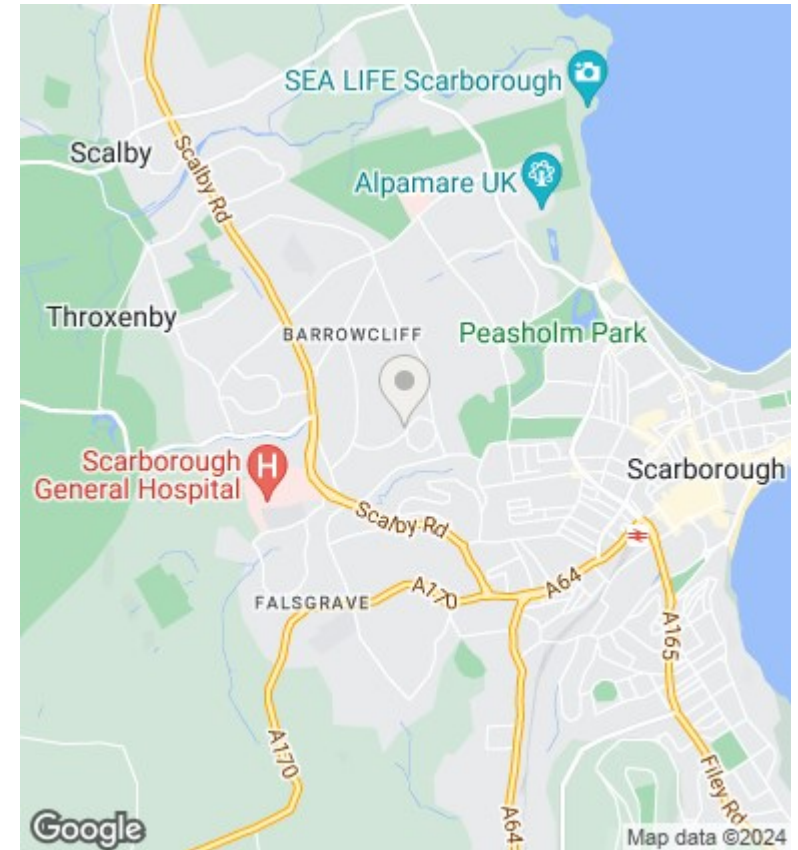


Approximate total area¹
851.34 ft²
79.09 m²

(1) Excluding balconies and terraces

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		85
(81-91) B		
(69-80) C	72	
(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	

Viewings

**Viewings by arrangement only.
Call 01723 377707 to make an appointment.**