



## *9 Mount View Avenue, Scarborough, YO12 4EW*

*Guide Price £174,950*

- *SEMI DETACHED HOUSE*
- *FRONT FACING LOUNGE*
- *DRIVEWAY TO THE FRONT*
- *IDEAL FAMILY HOME*

- *THREE BEDROOMS*
- *FAMILY BATHROOM*
- *GARAGE*

- *OPEN PLAN KITCHEN/DINER*
- *ENCLOSED REAR GARDEN*
- *POPULAR NORTH SIDE LOCATION*

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**Andrew Cowen Estate Agents welcome to the market this THREE BEDROOM, SEMI-DETACHED HOUSE benefitting from an OPEN PLAN KITCHEN/DINING AREA, ENCLOSED REAR GARDEN and OFF-STREET PARKING. This property would appeal to a NUMBER OF BUYERS, including those looking for their next FAMILY HOME.**



Council Tax Band: B



*This accommodation briefly comprises; entrance hallway leading into the spacious, open plan kitchen/dining area with a range of fitted base and wall units and sliding double doors leading out into the rear garden. There is also a bright and airy front facing lounge. To the first floor, there are three good-sized double bedrooms, one complete with built in mirrored wardrobes ideal for storage purposes, as well as a three-piece family bathroom suite. Externally, the property boasts an enclosed rear garden with a decked area, perfect for outdoor dining. There is also a driveway to the front providing off-street parking.*

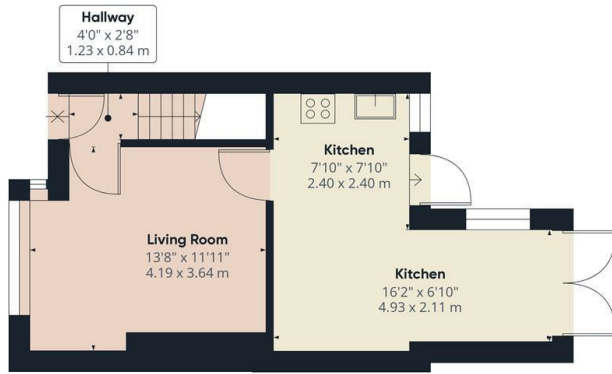
*Being located off Seamer Road, the house affords good access to local shops, a supermarket, Falsgrave shopping parade, junior school, gym and sports village as well as being on a regular bus route into town and out to local industrial sites for work as well as the A64 (York) and Seamer train station with regular rail link to York.*

*Viewing is highly recommended to appreciate the space and position that this family home has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*

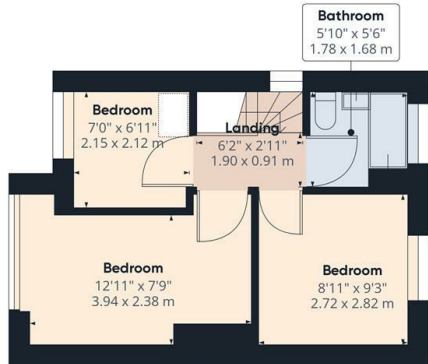








Floor 0



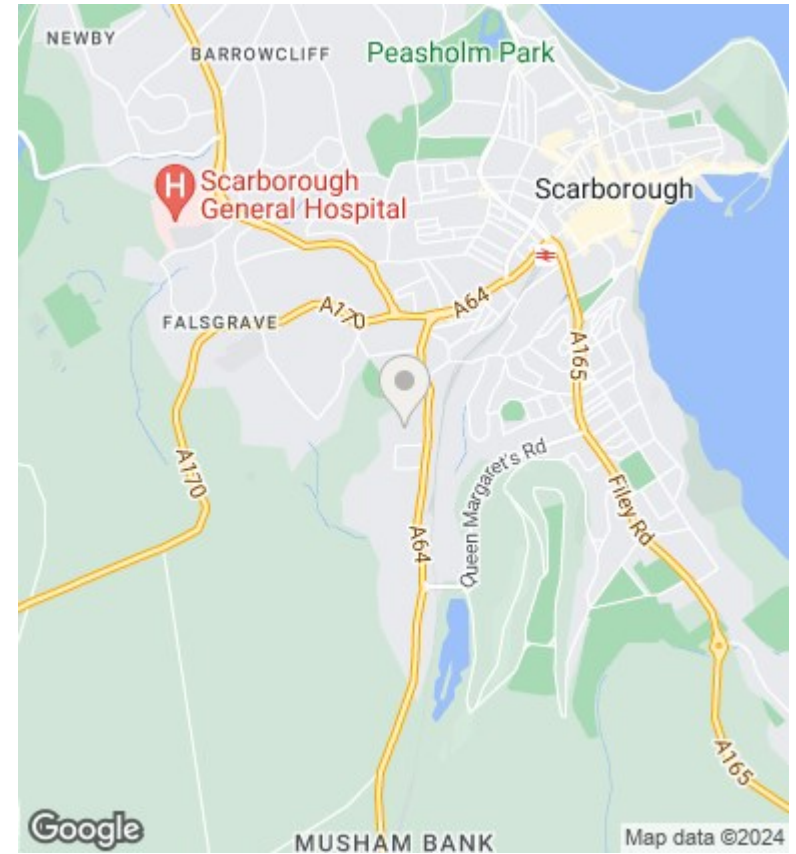
Floor 1

Approximate total area\*  
670.28 ft<sup>2</sup>  
62.27 m<sup>2</sup>

(\*) 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.

GIRAFFE360



### Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	49	
(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	