



£175,000

3A MOUNT PARK AVENUE, SCARBOROUGH, YO12 5HE

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Patio Garden And Parking

RARE TO FIND IN THIS LOCATION IS THIS DETACHED THREE BEDROOM HOUSE, NOW IN NEED OF SOME UPDATING AND MODERNISATION. AMPLE OFF STREET PARKING AND A LOW MAINTENANCE PATIO GARDEN SITUATED IN THIS CONVENIENT LOCATION.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (82.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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Property Description

The property when briefly described comprises, entrance porch, bay fronted dining room, dual aspect dining room, kitchen and side porch to the ground floor. On the first floor are three well-appointed bedrooms and a family bathroom. To the outside of the property is a patio garden and gated off street parking for numerous vehicles.



GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE

12' 10" x 10' 2" (3.91m x 3.1m)

DINING ROOM

15' 3" x 12' 5" (4.65m x 3.78m) into bay

KITCHEN

13' x 6' 6" (3.96m x 1.98m)

SIDE PORCH

8' 1" x 3' 10" (2.46m x 1.17m)

FIRST FLOOR

LANDING

BEDROOM

12' 10" x 10' 3" (3.91m x 3.12m)

BEDROOM

12' 10" x 7' 3" (3.91m x 2.21m)

BEDROOM

9' 5" x 6' 9" (2.87m x 2.06m)

BATHROOM

OUTSIDE

PATIO GARDEN

PARKING