ELLIS HAY



8 Mere View Gardens

Scarborough, YO12 4DF

Guide Price £125,000

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8 Mere View

Ellis Hay are delighted to present this three-bedroom semi-detached property on Mere View Gardens, Scarborough, offering well-proportioned accommodation, a private driveway, garage and rear garden. With scope for some thoughtful updating, this is a wonderful opportunity for buyers to create a home of their own in a convenient location.

The accommodation briefly comprises a lounge, spacious kitchen with access to the rear garden and garage, two generously sized bedrooms, a third smaller bedroom and a family bathroom.

Conveniently located just off Seamer Road, the property is within easy reach of a range of local retailers, including B&Q, Next, Cooplands, Halfords and Dunelm Mill. A nearby bus stop provides access to Scarborough town centre and the surrounding area of Falsgrave.

Externally, the property benefits from a rear garden, garage and private driveway.

To arrange your viewing, please contact our friendly sales team on 01723 350077.

Lounge

12'0" x 10'9" (3.67 x 3.30)

Kitchen

15'3" x 10'2" (4.66 x 3.12)

Bedroom 1

12'0" x 9'8" (3.67 x 2.95)

Bedroom 2

10'2" x 9'8" (3.12 x 2.95)

Bedroom 3

2.23x1.88

Bathroom

6'6" x 6'2" (2.00 x 1.88)

Directions

What 3 Words
Wants.half.flame

HMRC

If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.





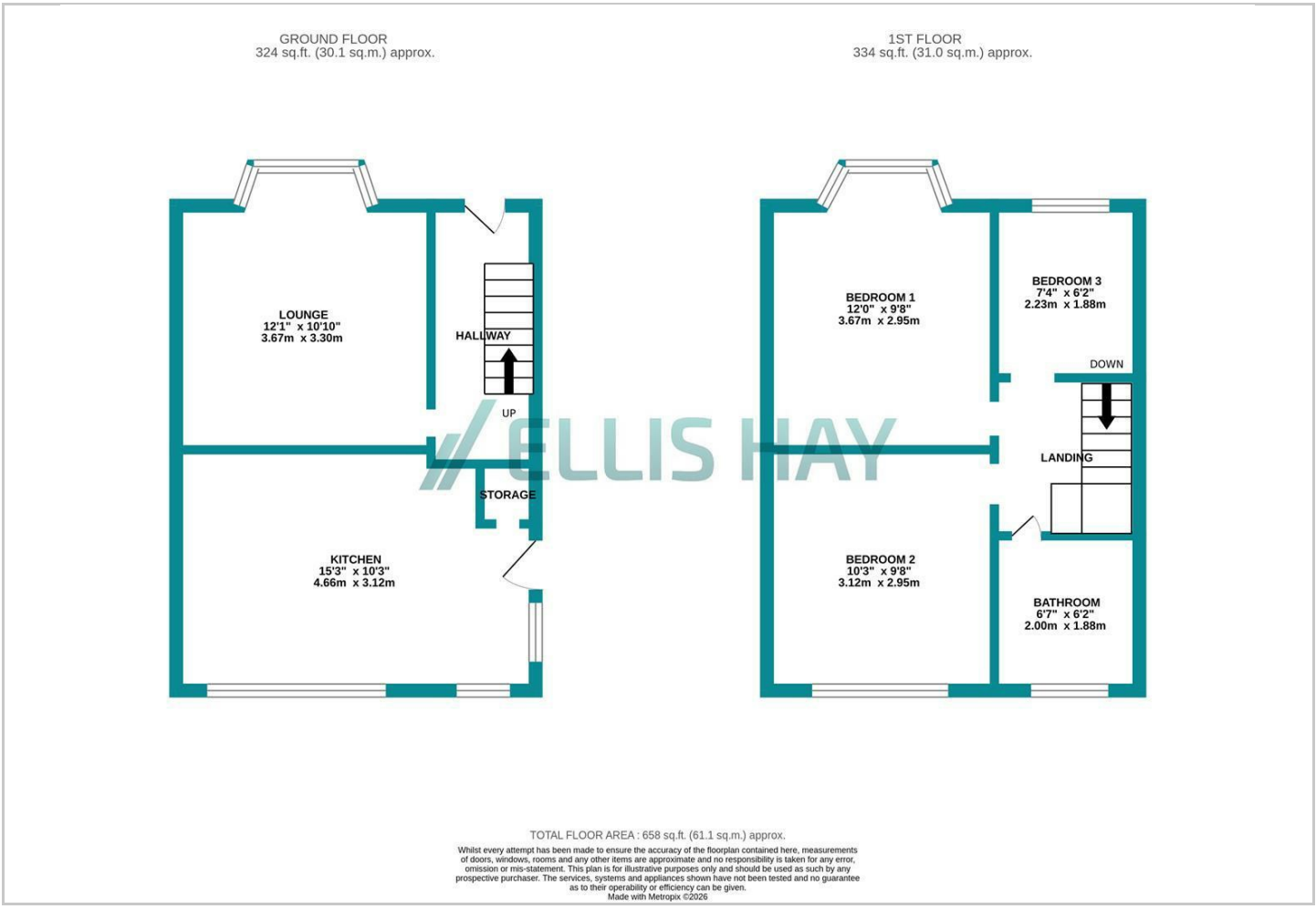





Hybrid Map



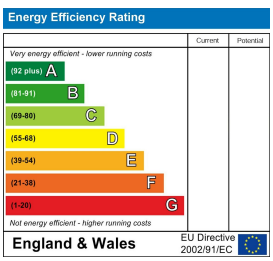
Floor Plan



Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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