



**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

8 High Mill Drive, Scarborough

Offers Over £360,000



## 8 High Mill Drive

Scarborough, Scarborough

- Set on a generous plot with gardens and Detached Garage
- Well presented Modern Detached Dormer Bungalow built in 1996
- Three bedrooms (One ground floor) with En-suite to Bedroom One and House Bathroom
- Generous Lounge and Modern Dining Kitchen
- Vacant possession and no onward chain
- Gas heated and Double glazed

CPH are delighted to offer to the market High Mill Drive - a charming location that could be the perfect setting for your new home! This delightful property boasts three spacious bedrooms, ideal for retired people wishing to retain space, a growing family or those in need of extra room. With a main bathroom and en-suite to the master, the property is well set up for daily living. As you step inside, you'll be greeted by a spacious entrance hall opening to an inviting main lounge/reception room with bay window, offering ample space for entertaining guests or simply relaxing with your loved ones. The dining/kitchen is spacious, providing a separate dining area for enjoying breakfast.

One of the main highlights of this property is the generous low maintenance plot with ample parking to the front and a handy detached garage.

The ground floor offers one bedroom and the house bathroom, if living on the ground floor is required, and as you access the first floor you are greeted by two further bedrooms with the master benefitting from the en-suite shower room.

The property is modern in it's construction being built in 1996 but with character in a traditional style. The vendors have recently improved the property making it ready to move into.

Benefitting from Gas heating and Double glazed windows.

Offered with Vacant possession and no onward chain, a property





## Accommodation

### Ground Floor

#### Entrance Hall

Dimensions: 3.4 narrowing to 2.6 x 2.1 widening to 4.4 (11'1" .

#### Lounge

Dimensions: 5.2 x 3.8 (17'0" x 12'5").

#### Kitchen Diner

Dimensions: 2.9 x 2.7 (9'6" x 8'10").

#### Bedroom Three

Dimensions: 3.6 x 2.9 (11'9" x 9'6").

#### Bathroom

Dimensions: 2.9 x 2.0 (9'6" x 6'6").

### First Floor

#### Porch

Dimensions: 2.3 x 1.5 (7'6" x 4'11").

#### Bedroom Two

Dimensions: 4.3 x 2.1 (14'1" x 6'10").

#### Bedroom One

Dimensions: 6.4 x 2.8 (20'11" x 9'2").

#### Ensuite

Dimensions: 2.7 x 1.4 (8'10" x 4'7").

#### Garage

Dimensions: 6.2 x 3.6 (20'4" x 11'9").

#### Details prepared by/ Date

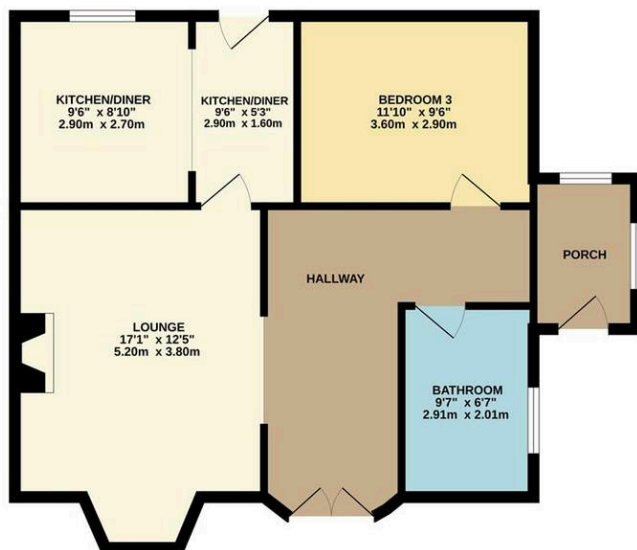
GV 26/02/2025

#### EPC and Council Tax Band

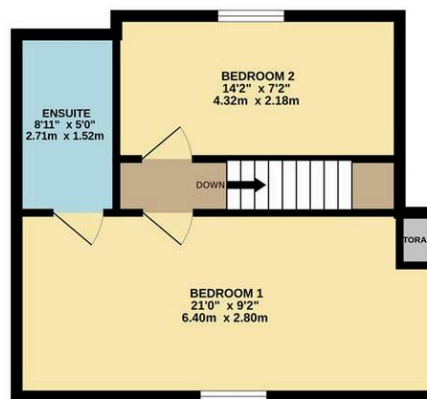
EPC - tbc Council tax - Band E



GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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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