



Meadow View Mill Lane, Scarborough, YO13 0JE

Guide Price £495,000

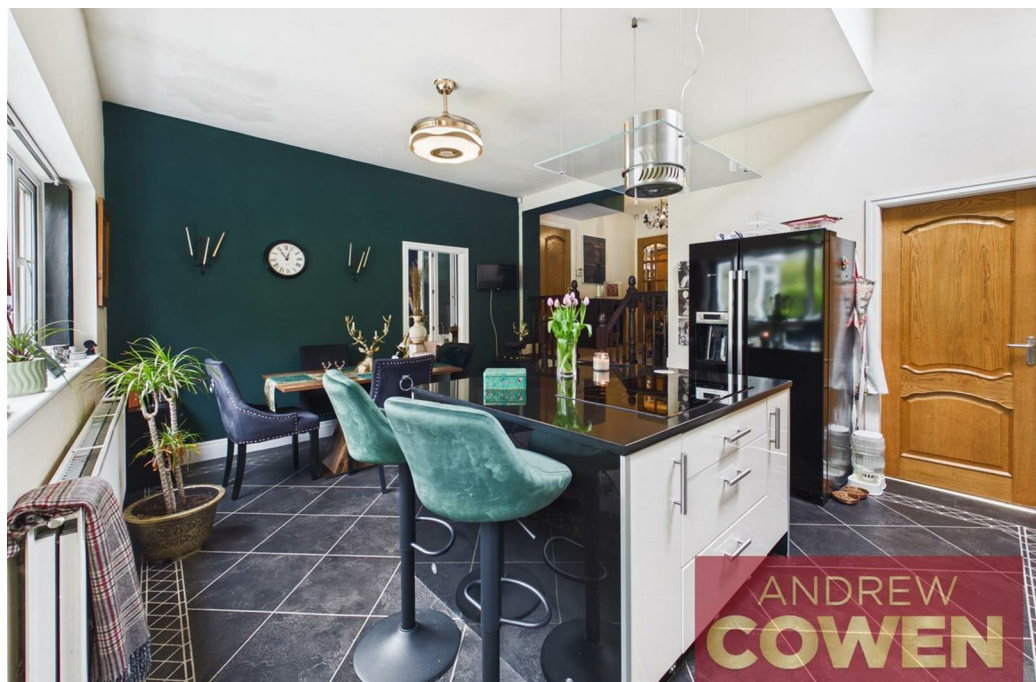
- Substantial and beautifully appointed family home
- Generous and versatile living accommodation throughout
- Stylish open-plan kitchen and dining area
- Choice of reception rooms, ideal for family living and entertaining
- Distinctive bar/lounge room with characterful interior styling
- Superb conservatory currently arranged as a spa/leisure space
- Spacious principal bedroom with fitted wardrobes
- Private rear garden with lawn, mature borders and seating areas
- Driveway providing off-road parking and access to the garage

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A deceptively spacious and exceptionally well-presented detached family home offering versatile accommodation, multiple reception areas and generous bedroom proportions throughout. Finished to an excellent standard and benefiting from garage, sunroom and superb family living space, this impressive home combines character, comfort and practicality in equal measure — ideal for modern family living.

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Council Tax Band: E



This substantial and beautifully appointed family home offers generous living accommodation, stylish interiors and a versatile layout, ideally suited to modern family life.

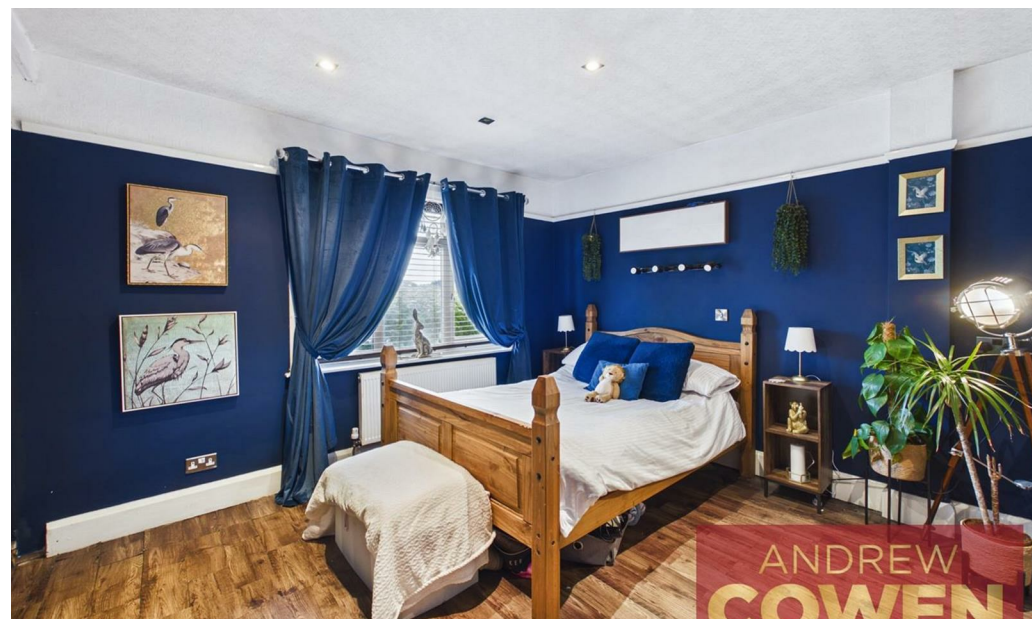
Upon entering, a welcoming hallway sets the tone for the character and individuality found throughout. The ground floor provides a choice of reception spaces, including a comfortable lounge, a distinctive bar/lounge room and an open-plan kitchen and dining area. The kitchen is well fitted with a range of contemporary units, integrated appliances and ample workspace, while the adjoining dining area creates an excellent setting for family meals and entertaining.

A standout feature is the superb conservatory, currently arranged as a relaxing spa and leisure space, enjoying views over the garden and offering a wonderful additional reception area. A useful utility room further enhances the practicality of the ground floor accommodation.

Upstairs, the property continues to impress with well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes and excellent natural light. The bathrooms are generous in size, with the main bathroom featuring a corner bath and separate facilities, creating a comfortable and functional family space.

Externally, the property benefits from a private rear garden with lawn, mature borders and seating areas, ideal for outdoor dining, entertaining and relaxation. To the front, a driveway provides off-road parking, along with access to the garage.

A distinctive and spacious home with a wealth of lifestyle features, generous room sizes and flexible accommodation throughout. Early viewing is highly recommended to fully appreciate all that this impressive property has to offer.





Floor 0

Approximate total area⁽¹⁾

2240 ft²

208 m²

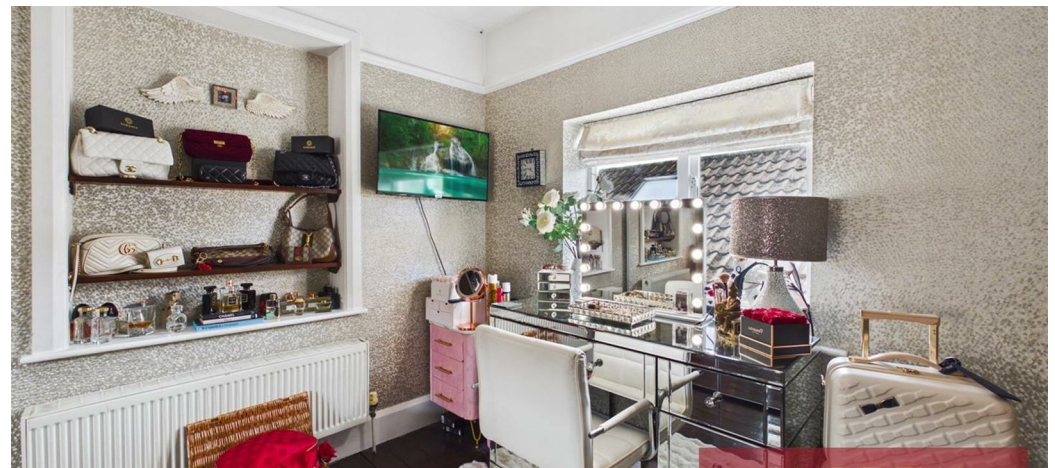


Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewings

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