



£180,000

33 MOORLAND ROAD, SCARBOROUGH, YO12 7RB

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Enclosed Rear Patio Garden

A WELL PRESENTED AND MAINTAINED THREE BEDROOM SEMI-DETACHED HOUSE IN THIS SOUGHT AFTER AREA. CLOSE PROXIMITY TO PEASHOLM, THE NORTH BAY AND TOWN CENTRE THIS PROPERTY WILL MAKE A WONDERFUL FAMILY HOME. TWO RECEPTION ROOMS, THREE WELL APPOINTED BEDROOMS, MODERN KITCHEN AND BATHROOM.



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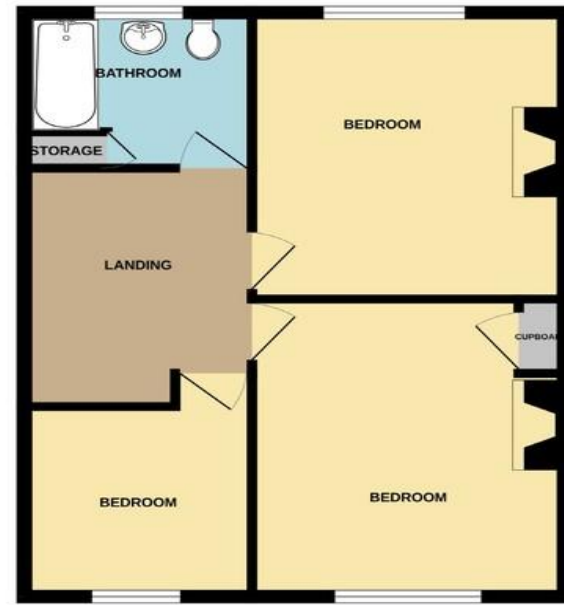
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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, hallway, bay fronted lounge, separate rear facing dining room, and kitchen to the ground floor. On the first floor are three well-appointed bedrooms and a modern bathroom suite. Tastefully decorated throughout with gas central heating and upvc double glazing. To the rear of the property is a patio garden and storage.



GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE
14' 3" x 13' (4.34m x 3.96m) Into bay

DINING ROOM
12' 9" x 11' 8" (3.89m x 3.56m)

KITCHEN
11' 8" x 7' 5" (3.56m x 2.26m)

FIRST FLOOR

LANDING

BEDROOM
13' x 11' 8" (3.96m x 3.56m)

BEDROOM
12' 6" x 11' 8" (3.81m x 3.56m)

BEDROOM
9' 8" x 8' 6" (2.95m x 2.59m)

BATHROOM

OUTSIDE

REAR PATIO GARDEN

STORE