



## 11 Moorland Road

North Side, Scarborough, YO12 7RB

Guide Price £195,000



Ellis Hay is delighted to bring to the market this 3 BEDROOM SEMI DETACHED PROPERTY ideally situated on Moorland Road. Only a short walk to all the amenities the North Bay has to offer, such as Peasholm, Park, the Open Air Theatre, Alpmare Swimming Pool and of course the beach itself, the property is also conveniently placed for access to the town centre, railway station and the south side. In our opinion, the living accommodation is spacious and modern and perfect for family life or as a holiday let. To the downstairs there is a lovely lounge with open fire and period fireplace, then across the rear of the property is a large kitchen/diner with plenty of space for a large dining table, a wood burner in an attractive tiled recess and storage either side. A WC/utility completes the downstairs. Upstairs are 2 large double bedrooms, a single bedroom and a modern family bathroom. To the rear of the property is an attractive courtyard garden with plenty of space for furniture, plant pots and storage. New roof in 2023. WE HIGHLY RECOMMEND AN EARLY VIEWING OF THIS PROPERTY AND LOOK FORWARD TO YOUR CALL.





### Front Entrance

Three steps up to UPVC front door

### Lobby

### Hallway

With coving, overhead light and bespoke built in furniture under the stairs.

### Lounge

Bay fronted room with coving overhead light and radiator. Open fire with decorative tiled surround, marble hearth and co-ordinating mantle.

### Kitchen/Diner

Range of wall, base and drawer units in white shaker style with co-ordinating worktop and upstand. Stainless Steel sink unit with swan neck mixer tap. Built in double electric oven, ceramic hob and extractor fan over. Integrated dishwasher and large integrated fridge and freezer. Modern upright radiator. Log burner in tiled inset with wood mantle over and built in storage units to each side. Inset spotlights. Frosted windows overlooking the side of the property and Double doors providing access to the rear garden.

### Utility Room/WC

WC and handbasin with vanity unit below. Plumbing for washing machine and space tumble dryer. Built in larder cupboard. Tiled walls, laminate flooring and modern upright radiator. Frosted window overlooking the garden.

### Bedroom 1

Double bedroom with 2 windows overlooking the front of the property. Period Fireplace and built in wardrobes to each side. Radiator and overhead light.

### Bedroom 2

Double bedroom with rear facing window. Large airing cupboard.

### Bedroom 3

Generous sized single bedroom currently used as work space with rear facing window.

### Bathroom

Modern 3 piece bathroom suite with bar mixer shower over the bath and glass shower screen. Fully tiled walls with decorative border tiles, vinyl flooring and heated towel rail/radiator. Frosted window overlooking the front of the property

### Outside

Fully enclosed rear courtyard garden with access from the kitchen and via a side entrance. Plenty of space for plant pots, furniture and storage.

### Directions

What Three Words

Fetch.Union.Words

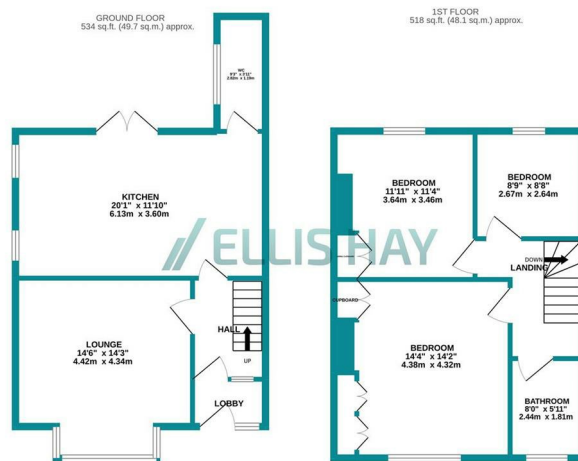
## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Council Tax Band: B

## Tenure: Freehold



TOTAL FLOOR AREA: 1052 sq ft (97.8 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and fittings here are approximate and no responsibility is taken for any error. Details of the floor plan are for information only and do not constitute an offer or a contract. The services, systems and appliances shown have not been tested and no guarantee can be made regarding their condition or performance.

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