



Moor Lane, Scarborough

- Semi Detached
- Front and Rear Gardens
- Garage
- Three Bedrooms
- Driveway

Offers In Excess Of £220,000

HUNTERS®
HERE TO GET *you* THERE

Moor Lane, Scarborough

DESCRIPTION

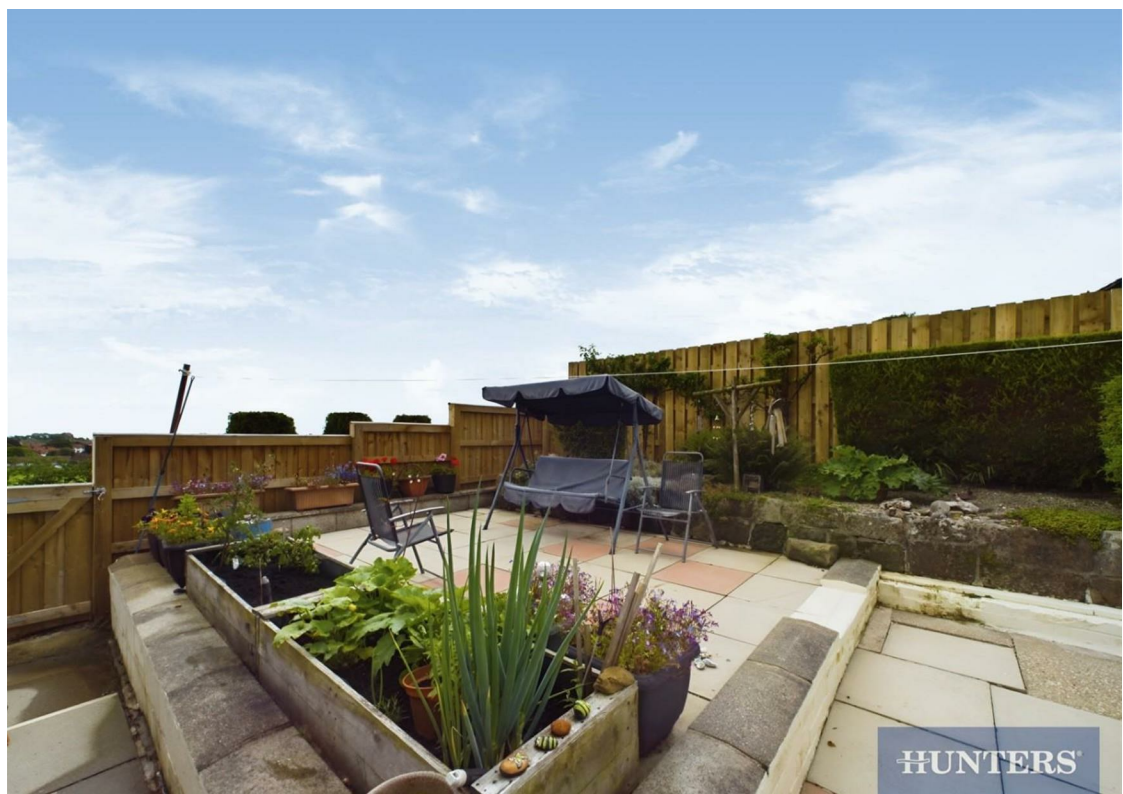
Hunters are proud to bring to the market this WELL PRESENTED ELEVATED SEMI DETACHED BUNGALOW offering THREE BEDROOMS, PICTURESQUE VIEWS, CONSERVATORY, FRONT AND REAR GARDENS and OFF ROAD PARKING. Benefitting from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and GARAGE creating the perfect property for a range of buyers.

This bright and airy abode briefly comprises of: entrance porch leading to entrance hall, living room with open aspect views, kitchen with ample storage, conservatory with space for dining, master bedroom benefitting from built in wardrobes, a further single bedroom and family bathroom with three piece suite. To the upstairs you are greeted with a further double bedroom and office/study with eaves storage. To the outside of the property you are welcomed by a low maintenance patio rear garden with field views and a low maintenance garden to the front with driveway and garage.

Situated north of Scarborough in the well regarded residential area of Newby, ideally positioned for a wide range of facilities and amenities including; supermarket, library, chemist and doctors surgery, North Cliff Golf Club and walking cycling trails. In addition principal schools, including Scalby School, Yorkshire Coast College and Newby Primary School are close by together with Scarborough Hospital.

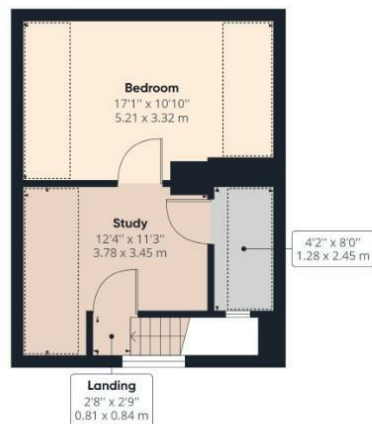
This is not one to miss, call now to arrange a viewing!







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1072.83 ft²
99.67 m²

Reduced headroom

136.50 ft²
12.68 m²

⁽¹⁾ Excluding balconies and terraces

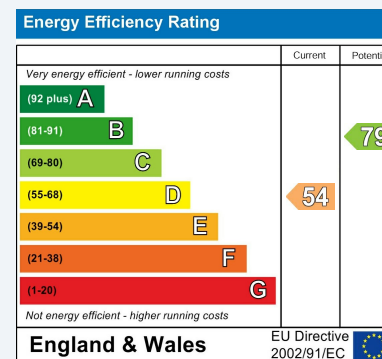
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

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