



Moor Lane, Scarborough

- Old School House
- Two Reception Rooms
- Ample Off Road Parking
- EPC: F
- Three Bedrooms
- Attractive Rear Garden
- Highly Sought After Location
- Council Tax: C

Offers In Excess Of £280,000

Tenure: Freehold

HUNTERS®

HERE TO GET *you* THERE

Moor Lane, Scarborough

DESCRIPTION

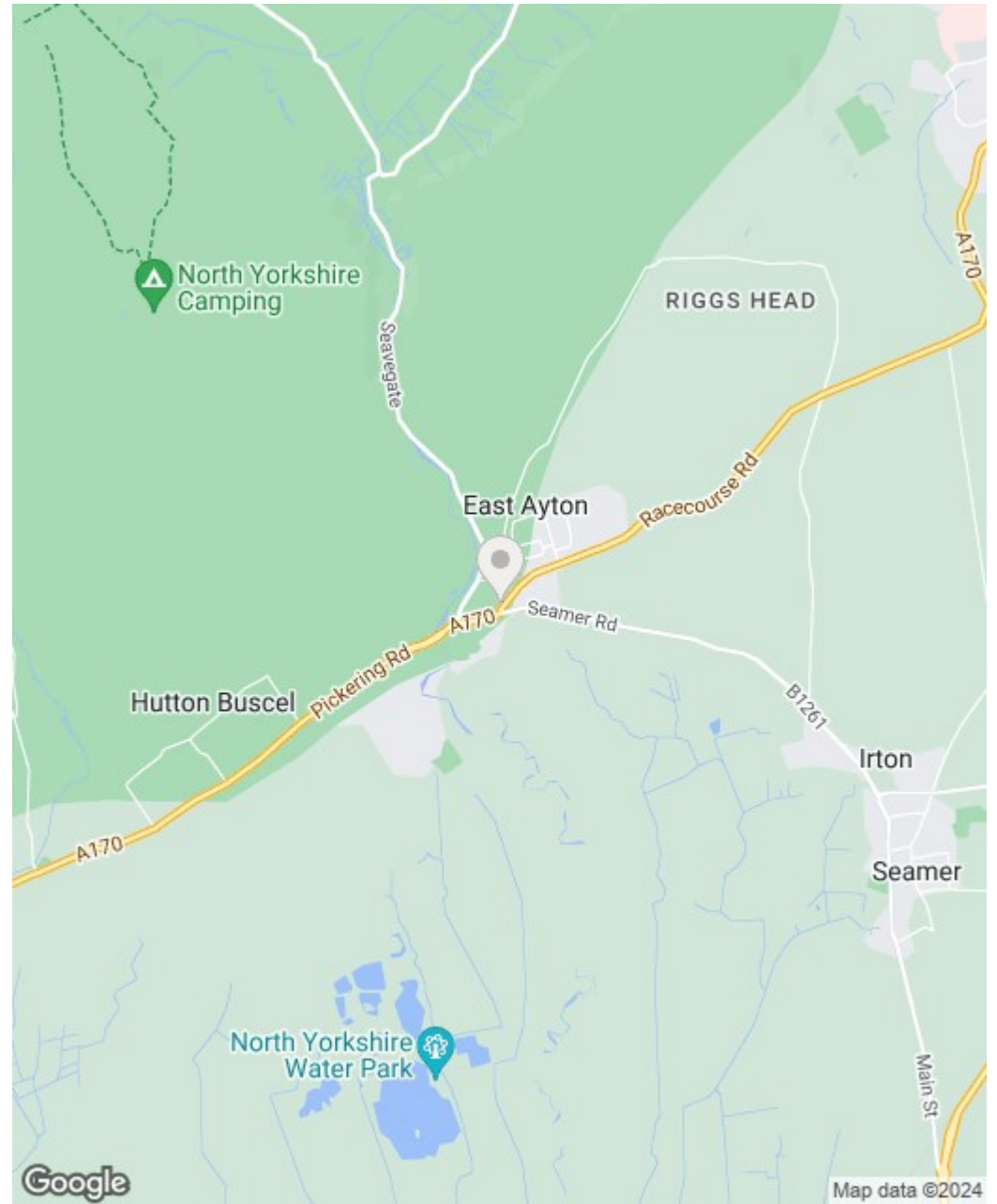
Hunters are pleased to bring to the market this CHARMING OLD SCHOOL HOUSE located in the HIGHLY SOUGHT AFTER AREA OF EAST AYTON offering THREE BEDROOMS, TWO RECEPTION ROOMS, ATTRACTIVE LAWNED GARDEN and AMPLE OFF ROAD PARKING creating the IDEAL HOME FOR A RANGE OF BUYERS including COUPLES, FAMILIES or could be purchased as a HOLIDAY LET INVESTMENT OR SECOND HOME.

This bright and airy abode briefly comprises of: entrance hall leading to reception room, spacious lounge benefiting from log burner, fitted kitchen, utility room and downstairs WC. To the first floor you are presented with three generous sized bedrooms and family bathroom. To the outside of the property you are welcomed by a low maintenance front yard benefitting from off street parking and to the rear of the property lawned garden with patio area and outdoor shed.

This property is located within the highly popular residential village of East Ayton. Situated a few miles west of Scarborough, East Ayton, together with its twin West Ayton, provides a wealth of local amenities and facilities and amenities including Petrol Station, supermarket, post office, Primary School, two Churches, Public house, Pubs and Fish and Chip Restaurant all within walking distance. From the village there is easy access to Scarborough (approx. 5 miles) Pickering (approx. 13 miles) and Malton (approx. 19 miles).

Call the office now to arrange a viewing!





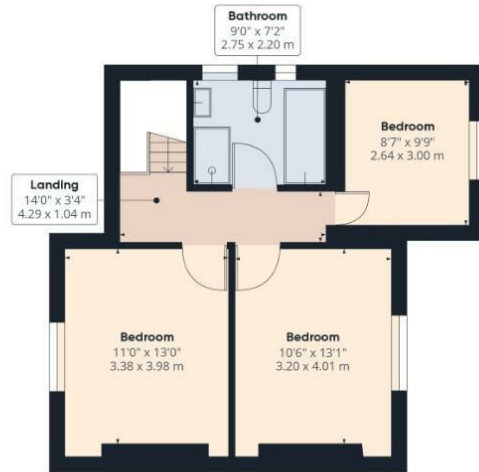
ENERGY PERFORMANCE CERTIFICATE

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.

Approximate total area[®]
1058.9 ft²
98.38 m²



Ground Floor



Floor 1

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			Not environmentally friendly - higher CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G
England & Wales		EU Directive 2002/91/EC	England & Wales

(1) Excluding balconies and terraces

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

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

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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