



The Moorings Burniston Road, Scarborough, YO12

£600,000

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EXCLUSIVE



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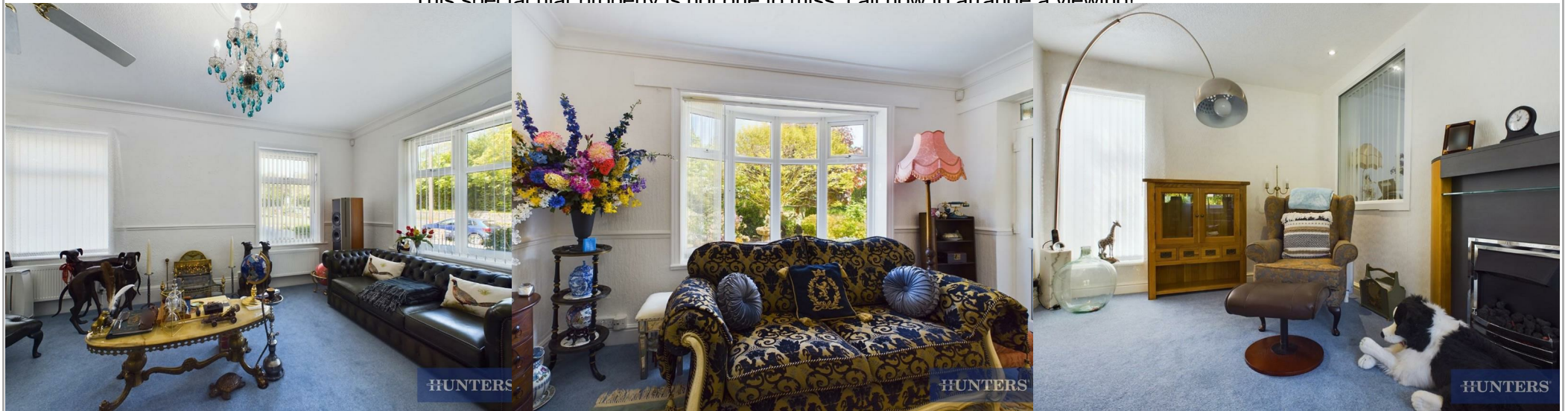
*** OFFERS WILL BE CONSIDERED FROM £560,000 - £580,000***

Hunters Exclusive are proud to bring to the market this FANTASTIC DETACHED FORMER HOTEL situated in a PRIME LOCATION of Scarborough offering TWELVE BEDROOMS, TWELVE BATHROOMS, FIVE RECEPTION ROOMS, SEPERATE STUDIO/ANNEX and DOUBLE GARAGE. Benefitting from 4,400 SQ.FT, EMERGENCY LIGHTING, FIRE DETECTORS, SECURITY ALARM ,AMPLE OFF ROAD PARKING and AN ABUNDANCE OF CHARACTER making this the ideal property for a range of including families and investors.

This exquisite residence briefly comprises of: main entrance hall, spacious lounge, sitting room with garden views, winter snug with feature fireplace, dining room, summer snug with decorative coving, office, spacious kitchen, utility room/WC and downstairs bathroom with three piece suite. The first floor presents you with four double bedrooms and two family suites all featuring En suite bathrooms. To the second floor you are greeted with a further five double bedrooms and a third family suite, four en suites and one Jack N Jill bedroom. The outside welcomes you with a front garden featuring a seating area, shrubbery and herbaceous plants and globe lighting, double garage and ample off road parking. The studio/annex briefly comprises of: central heating, one double bedroom and wet room.

This characterful home is situated close to the seafront, promenade and cliffs as well as a wealth of local amenities and attractions such as Peasholm Park ,the North Bay, local shops, Sea Life Centre, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway and also being within walking distance of the Town Centre.

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





Entrance Hall

Front door, coving, dado rail, emergency lighting, fire detectors, stairs to first floor landing and power points.

Sitting Room

UPVC double glazed window to the east with tree line view over looking front garden, spotlights, electric and gas feature fireplaces, coving and power points.

Winter Snug

UPVC double glazed door to the East, UPVC double glazed window to the west, loft access, spotlights, electric feature fireplace and power points.

Lounge

UPVC double glazed windows to the north and east with tree lined views overlooking the front garden, two radiators, dado rail, ceiling fan and power points.

Office

Dado rail, light paneled ceiling and power points.

Store

Store cupboard housing electric meters.

Dining Room

UPVC double glazed window to the south, wooden paneling, two radiators, coving, treble light pendant and power points.

Summer Snug

UPVC double glazed window to the west, UPVC double glazed door to the west, ceiling fan, ceiling rose, radiator, TV point, decorative plaster work paneling and power points.



Kitchen With Two Areas

UPVC double glazed windows to the north and west, light paneled ceiling, range of wall and base units with square top work surfaces, sink and drainer unit, space for fridge/freezer, space for double oven, extractor hood, telephone point and power points.

Utility Room/ WC

UPVC double glazed window to the west, range of wall and base units with roll top work surfaces, tiled splash back, space for washing machine, glass wash hand basin and low flush WC.

Two Store Rooms

Two further store rooms with shelving.

Downstairs Bathroom

Wide door frame for disabled access, coving, wooden paneling, extractor fan and three piece suite comprising of free standing roll top claw foot bath with shower attachment, low flush WC and wash hand basin with vanity unit.

FIRST FLOOR LANDING

Windows to the west and stairs to the second floor landing.

Bedroom 1

UPVC double glazed window to the south/west, wash hand basin, ceiling fan, radiator and power points.

En Suite

Three piece suite comprising of fully tiled shower cubical with shower attachment, low flush WC and fully tiled walls.

Bedroom Two (Suite)

Suite A: UPVC double glazed window to the east with tree line view overlooking the front garden,



ceiling fan, dado rail, coving and power points.

Suite B: UPVC double glazed window to the east, radiator, wash hand basin, dado rail, coving, ceiling fan and power points.

En Suite

Fully tiled walls and two piece suite comprising of fully tiled shower cubical with shower attachment and low flush WC.

Bedroom 3

UPVC double glazed window to the east with tree lined view over looking the front garden, radiator, ceiling fan, dado rail, wash hand basin and power points.

En Suite

Fully tiled walls and two piece suite comprising of fully tiled shower cubical with shower attachment and low flush WC.

Bedroom 4

UPVC double glazed window to the north, coving, radiator, ceiling fan, dado rail and power points.

En Suite

UPVC double glazed window to the north, partially tiled walls and three piece suite comprising of fully tiled shower cubical with shower attachment, low flush WC and wash hand basin.

Bedroom 5

UPVC double glazed window to the south, ceiling fan, wash hand basin, radiator and power points.

En Suite

Fully tiled walls and two piece suite comprising of fully tiled shower cubical with shower attachment and low flush WC.



Bedroom 6 (Suite)

Suite A: UPVC double glazed window to the north, corner window to the north, coving, radiator and power points.

Suite B: UPVC double glazed window to the north, radiator, coving and power points.

En Suite

UPVC double glazed window to the north and three piece suite comprising of fully tiled shower cubical with shower attachment, low flush WC and wash hand basin with vanity unit.

Store

Housing water cylinder with immersion heater and automatic controls.

SECOND FLOOR LANDING

Bedroom 7

UPVC double glazed window to the south/east, dado rail, coving, radiator, wash hand basin and power points.

En Suite

Fully tiled walls and two piece suite with fully tiled shower cubical with shower attachment and low flush WC.

Bedroom 8

UPVC double glazed windows to the south and west, dado rail, coving, two radiators and power points.

En suite

UPVC double glazed window to the south, partially tiled walls, coving and three piece suite comprising of fully tiled shower cubical with shower attachment, low flush WC and wash hand basin.



Bedroom 9 (Suite)

Suite A: UPVC double glazed window to the west, coving, dado rail, ceiling fan and power points.
 Suite B: UPVC double glazed window to the east with tree lived view overlooking the front garden, dado rail, radiator and power points.

En Suite

UPVC double glazed window to the east, partially tiled walls, heated towel rail and three piece suite comprising of panel enclosed corner bath, low flush WC and wash hand basin.

Bedroom 10

UPVC double glazed window to the east with tree lined view overlooking the front garden, radiator, ceiling fan and power points.

En Suite

UPVC double glazed window to the east and three piece suite comprising of panel enclosed bath with shower attachment, low flush WC and wash hand basin.

Bedroom 11a

UPVC double glazed window to the north, coving, radiator and power points.

Jack n Jill Bathroom

UPVC double glazed window to the north, partially tiled walls and two piece suite comprising of fully tiled shower cubical with shower attachment and low flush WC.

Bedroom 11b

UPVC double glazed window to the north, coving, radiator, wash hand basin and power points.

Separate Annex

One bedroom studio, central heating and wet room.

Front Garden

External standard globe lighting, seating area, mixed shrubbery and herbaceous plants and rockeries.

Rear Grounds

Automatic lighting.

Parking

Ample parking for up to 8 cars.

Garage

Deluxe double garage with up and over doors and power point to the outside.

Agents Notes

Council Tax- F

EPC- D more details available upon request

Freehold

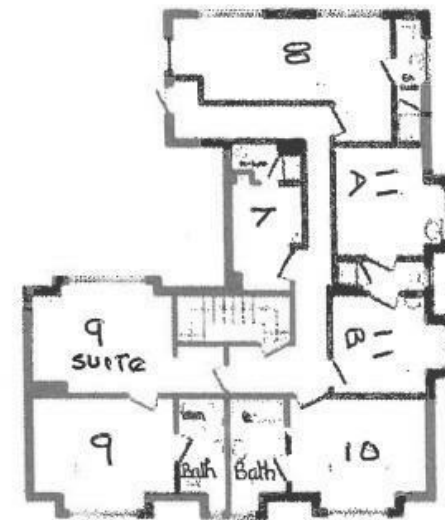
Whilst all the pipeworks and radiators are still in place the old commercial boiler and metre has been removed.



Ground Floor



First Floor



Second Floor

Total floor area 410.0 sq. m. (4,413 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	D2
	F1

England & Wales E.U. Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Scarborough - 01723 336760 <http://www.hunters.com>

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