



# WILLOW GREEN

## ESTATE AGENTS



**67 Moor Lane  
Scarborough, YO12 5SL**

**Guide price £219,950**

Positioned in a desirable residential area on Moor Lane, adjacent to Scalby, this beautifully renovated two-bedroom semi-detached bungalow offers stylish, ready-to-move-into accommodation with far-reaching countryside views, and even distant glimpses of Scarborough Castle and the sea. With local shops and amenities nearby and a bus stop on the doorstep, it combines convenience with peaceful surroundings.

The home has been tastefully modernised throughout, including replastered interiors, updated electrics, and a new central heating system. A double-glazed porch leads into the entrance hall with storage, flowing into a bright and welcoming front lounge, complete with a charming feature fireplace and multi-fuel stove, perfect for cosy evenings in.

The spacious, dual-aspect kitchen/diner is flooded with natural light and features a sleek range of contemporary fitted units, along with integrated appliances including a dishwasher, washing machine, microwave, oven, induction hob, and extractor fan, ideal for modern living.

Both double bedrooms are impeccably presented and offer fitted wardrobes, while the stylish bathroom includes a modern three-piece suite with a bath and shower over. The property also benefits from double glazing and a combi boiler, housed in one of the two attic rooms, one of which enjoys a double-glazed window, offering excellent potential for storage or further use.

Outside, the bungalow sits on a generous plot with a lawned front garden taking in open countryside views, a driveway leading to a garage, and a private rear garden with more stunning views stretching out to the castle and sea.

A rare opportunity to purchase an immaculately presented bungalow in a peaceful yet well-connected location.



## PORCH

UPVC double glazed windows to the front and side aspects with countryside views, UPVC double glazed door to the side, door leading to the entrance hall.

## ENTRANCE HALL



Door to the front aspect, two floor to ceiling storage cupboards, one housing the up to date fuse box, radiator, power points, loft access with drop down ladder.

## LOUNGE

16'6" x 10'10" (5.03m x 3.32m )



UPVC double glazed window to the front aspect with countryside views, TV point, feature fireplace with multi fuel stove, radiator and power points.

## KITCHEN

11'6" x 9'6" ( 3.53m x 2.92m )



UPVC double glazed windows to the rear and side aspects, UPVC double glazed door to the rear giving access to the rear garden, range of wall and base units with roll top work surface, sink and drainer, integrated fridge freezer, integrated Samsung electric double oven with four ring induction hob, extractor hood, integrated slimline dishwasher and integrated washing machine. Breakfast bar with integrated microwave, vertical radiator and power points.

## BEDROOM ONE

12'5" x 10'10" (3.81m x 3.32m)



UPVC double glazed window to the rear aspect with sea and castle views, fitted wardrobes, radiator and power points.

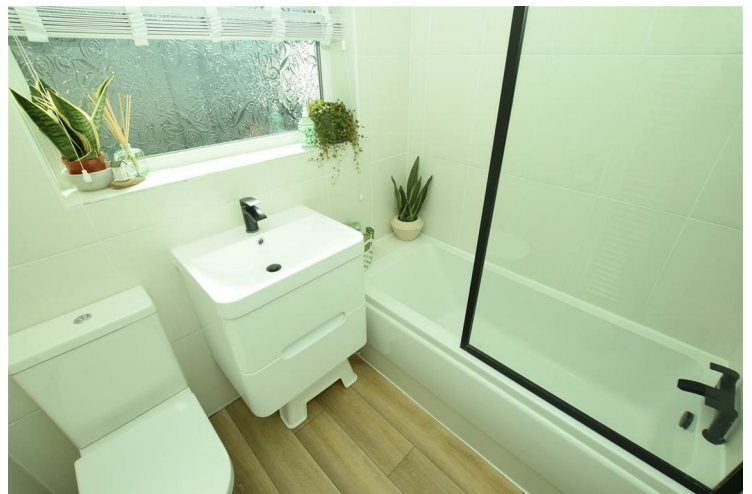
## BEDROOM TWO

12'9" x 8'2" (3.91m x 2.50m )



UPVC double glazed window to the side aspect, fitted wardrobes, radiator and power points.

## BATHROOM



UPVC double glazed window to the side aspect, modern white three piece suite comprising of low flush WC, free standing vanity wash hand basin, panel enclosed bath with shower over, extractor fan, vertical radiator.

## ATTIC

9'10" x 9'6" (3.00m x 2.90m )



Fitted drop down ladder, UPVC double glazed window to the side aspect, storage cupboard, power points and light, housing the gas combi boiler, door to the side leading to a separate room with light.

## GARAGE

17'1" x 8'2" (5.21m x 2.49m )



Up and over door, personnel door to the side.

## REAR GARDEN

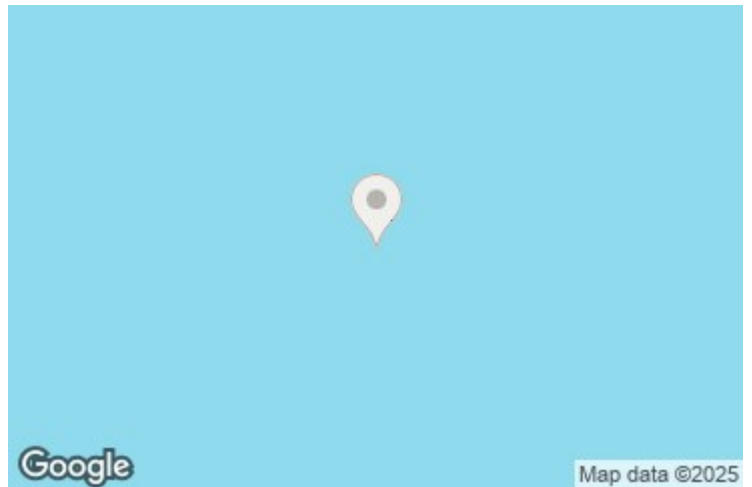


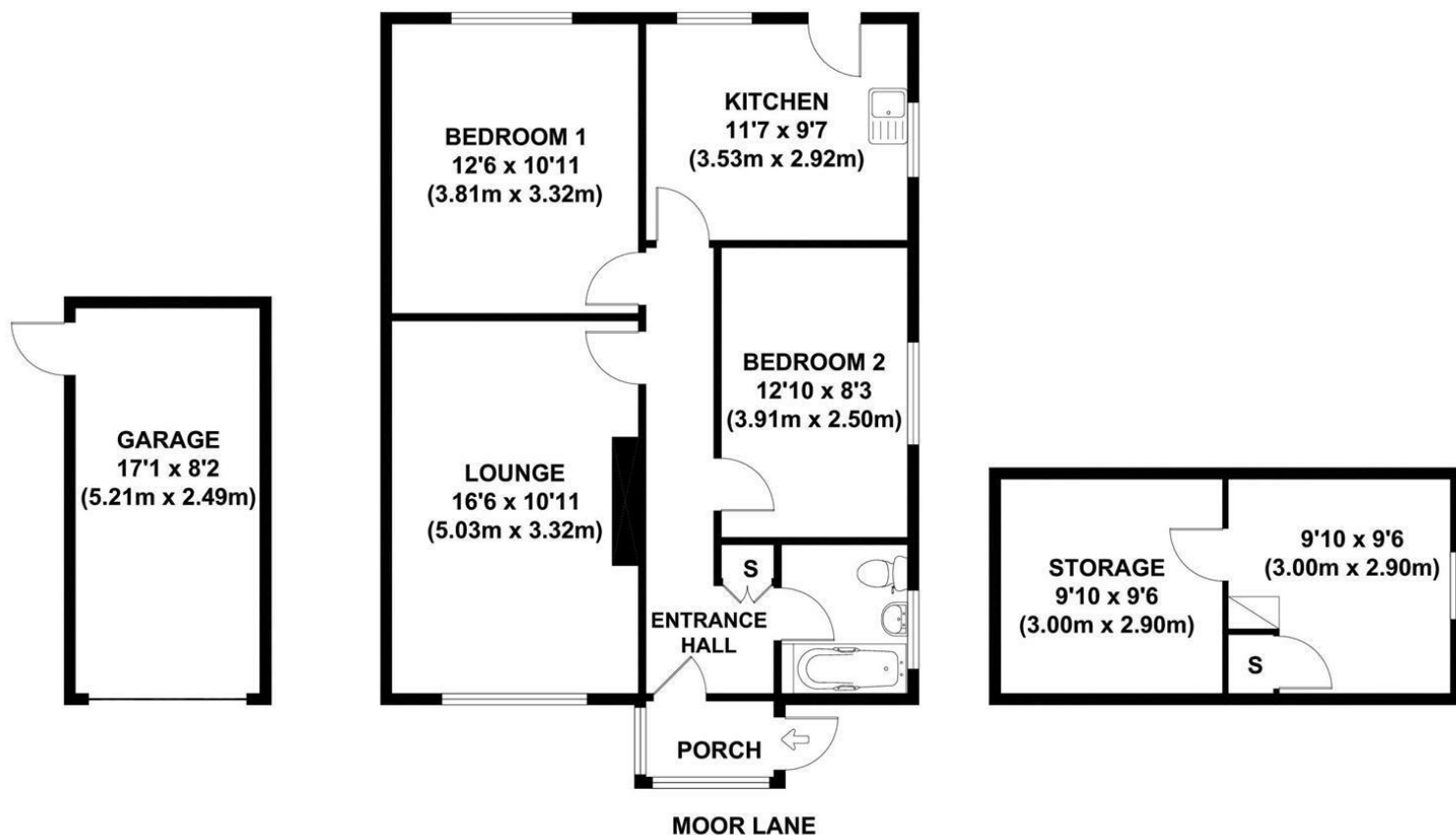
Private and enclosed rear garden with side gated access, patio area, lawn area, outside tap and power sockets.

## FRONT GARDEN



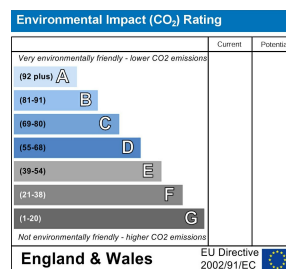
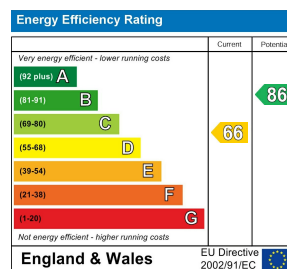
Front garden with countryside views, lawn area and bush borders, driveway to the side leading to the detached garage with ample off street parking for numerous vehicles.





**APPROX. GROSS INTERNAL FLOOR AREA 995 SQ FT / 92 SQ M**

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



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