



01947 601301



9 MOOR CLOSE, MOORSHOLM

3 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Semi-Detached House In A Quiet Cul-De-Sac Location
- Generous rear garden with lawn, patio, hot tub area, and full-width shed
- Full-width front driveway and double-length garage
- Planning permission granted for a fourth bedroom above the garage
- Spacious lounge with feature log burner
- Light Filled open-plan kitchen/diner with underfloor heating
- Three bedrooms, including a principal bedroom with en-suite
- Oil-fired central heating and UPVC double glazing
- Located on the edge of the North York Moors National Park

Type: **SEMI-DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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9 MOOR CLOSE, MOORSHOLM- 3 bed Semi-Detached House -£310,000



Hope & Braim are delighted to bring to the market 9 Moor Close in Moorsholm.

Located in a quiet cul-de-sac within the rural village of Moorsholm, this beautifully presented semi-detached house residence offers spacious and flexible living accommodation, ideal for families or anyone seeking a peaceful lifestyle within easy reach of Teesside and the North Yorkshire coast.

The property enjoys a generous plot with a large, well-maintained rear garden featuring a lawn, patio area, hot tub space, and a full-width shed at the bottom of the garden. To the front, a full-width driveway provides ample off-road parking and leads to a double-length garage. Planning permission has already been granted for a fourth bedroom to be created above the garage, offering excellent potential for further expansion.

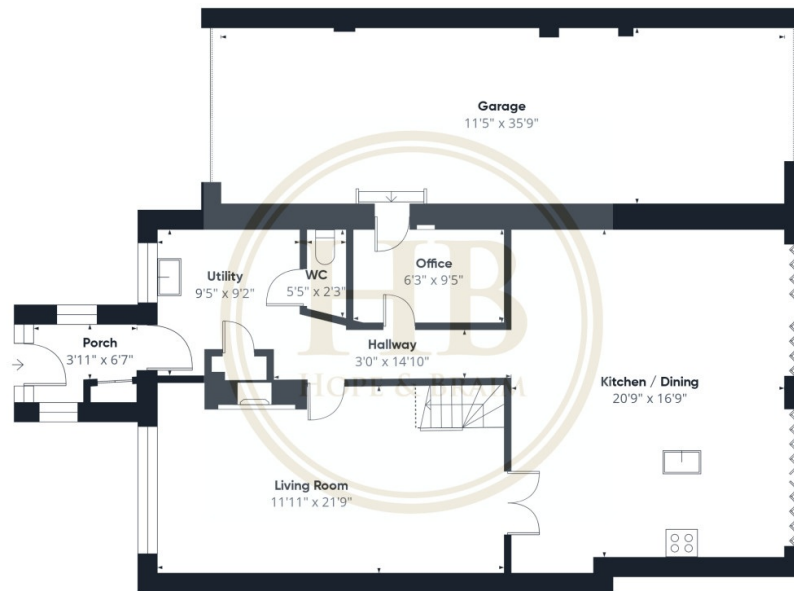
Internally, the property comprises an entrance hall, a spacious lounge with a feature log burner, an open-plan kitchen/diner with underfloor heating, and a utility room with a separate W.C. Also on the ground floor is a versatile home office, along with a hallway leading to the bedrooms. There are three bedrooms in total, including a principal bedroom with an en-suite shower room, and a separate family bathroom—both of which also benefit from underfloor heating.

Further features include UPVC double glazing throughout, oil-fired central heating, and underfloor heating in the kitchen/diner, bathrooms, utility room, hallway, and porch.

Moorsholm is a picturesque village nestled near Freebrough Hill, just off the Guisborough to Whitby Moor Road. Positioned on the edge of the North York Moors National Park, it offers easy access to scenic countryside walks while remaining within commuting distance of Guisborough, Whitby, and the wider Teesside area.



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Floor 0



Floor 1



Approximate total area⁽¹⁾

1721 ft²

Reduced headroom

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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