



12 Littlemoor Close, Cloughton, Scarborough YO13 0AN
Offers In The Region Of £280,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Outstanding semi detached family size home
- Superbly updated with feature kitchen/diner
- Presented and decorated to a high standard throughout
- Gas central heating, Upvc double glazing
- Ample car parking, good size plot with beautifully landscaped rear Garden
- Sought after village location
- Viewing is a must

+++A BEAUTIFULLY PRESENTED, LIGHT AND AIRY SEMI DETACHED, THREE BEDROOM family home which has recently been the subject of a comprehensive scheme of refurbishment and improvement in particular featuring a well designed open plan style L shaped kitchen/diner with full width sliding patio doors, overhead twin Velux roof windows and a comprehensive range of modern floor and wall units, drawers, complete with a 'Beko' cooking range, stainless steel cooker hood. Complemented with ceiling lights and neutral decor. The property was Rewired in 2018.

You are greeted by a welcoming entrance hall with Amtico flooring and feature stair tread lights. The lounge is spacious and front facing with bay window. Also on the ground floor is the modern shower room with curved shower enclosure, wash basin and W.C. To the first floor there are three bedrooms as well as a newly installed wet/ shower room with Marble style tiles and underfloor heating. Decorated and presented to a high standard and of course benefiting from gas central heating and Upvc double glazing including composite front external door. Externally there is a two tiered front area of a lower level gravelled section and upper paved area. To the side there is ample car parking on the generous driveway and to the rear is a generous size garden which has been newly landscaped by the current vendors to include a large decked seating area with concealed lighting, great for entertaining. +++ Littlemoor Close is a cul-de-sac situated in the sought after village of Cloughton just a few miles North of Scarborough being at the Northern end of the village just off the main A171 Scarborough to Whitby road. Being located on the edge of the North Yorkshire Moors National Park means the property offers access to excellent countryside and coastal walks particularly the nearby former Scarborough to Whitby railway line now used by walkers and cyclists. as well being on a regular bus route into Scarborough town centre and to Whitby. The property must be viewed to appreciate the size, condition and feel of the property, and is by appointment with CPH. Call 01723 352235.





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Entrance Hall
With understairs cupboard housing the gas boiler.

Lounge

Kitchen/Diner
18'2" max 15'10" max

First Floor Landing
loft hatch/access

Bedroom 1
11'9" x 10'5"

Bedroom 2
9'4" x 11'4"

Shower Room
5'10" x 5'2"

Bedroom 3
7'6" x 7'0"

Shower Room
8'2" x 4'3"

Outside

To the front of the property is an easy maintenance lower gravelled area with an upper paved level and to the side there is ample car parking space via driveway. There is a midway gate and fencing which leads through to the side paved patio and then to the good size rear garden of mainly lawn and a large decked entertaining area. The property backs onto a pleasant gorsed bank side. (The pergola is not included in the sale.)

EPC and council Tax
EPC - D
COUNCIL TAX - C

Details prepared by/ date
GV 26/07/24



Interested? Get in touch:

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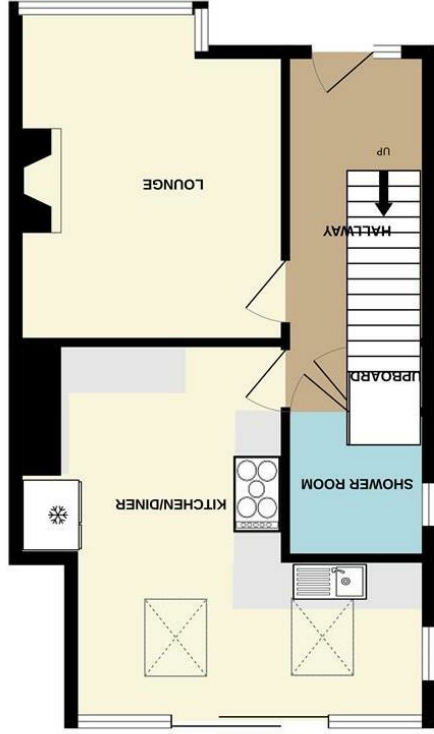
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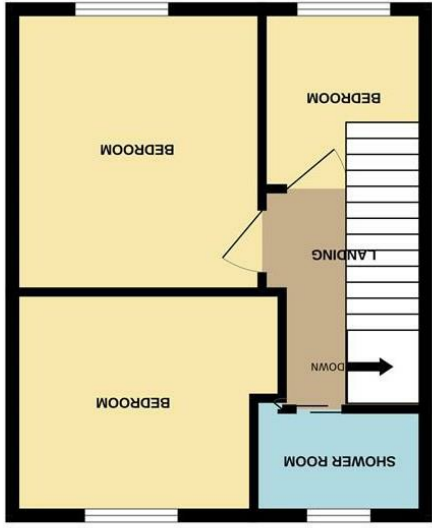
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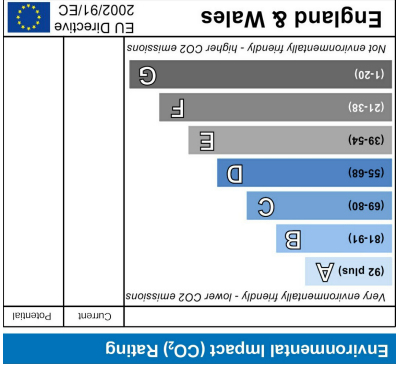
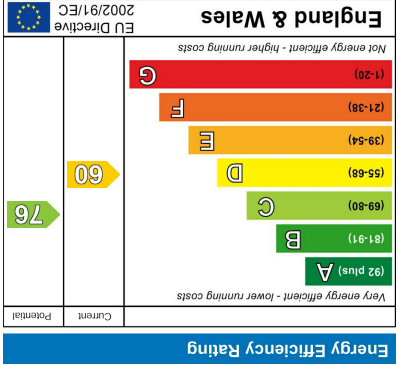
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GROUND FLOOR



1ST FLOOR



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