



colin ellis

**Moorland Road,  
Scarborough, YO12 7RB**

Colin Ellis welcome to the market a MID TERRACED property set close to the NORTH SIDE of Scarborough. This THREE bedroom property offers TWO reception rooms, three piece bathroom suite, enclosed rear yard with an OUTHOUSE and a SHED. NO ONWARD CHAIN.

Offers Over £140,000



## FULL

Briefly comprising of an entrance hall, bay fronted lounge, dining room, kitchen with door leading to rear yard.

The first floor benefits from three bedrooms and a three piece family bathroom.

Outside there is a front forecourt and to the rear an enclosed yard with a outhouse and a shed.

Situated close to a wealth of local amenities and attractions such as Peasholm Park ,the North Bay, local shops, Sea Life Centre, the Open Air Theatre, the miniature railway and the Alpamare Waterpark.

## ENTRANCE HALL

Vestibule leading to hallway, stairs to the first floor landing and power points,

## LOUNGE

*4.0m x 3.5m (13'1" x 11'5")*

Upvc double glazed bay window, double radiator and power points.

## DINING ROOM

*3.7m x 3.7m (12'1" x 12'1")*

Upvc double glazed window, double radiator, built in cupboard, understairs storage, double radiator and power points.

## KITCHEN

*3.5m x 2.7m (11'5" x 8'10")*

Two Upvc double glazed window to the side, door to rear yard, a range of wall and base units with wood worktop, integrated oven and hob, space for a fridge/freezer, space for washing machine, sink and drainer unit, power points, double radiator.

## LANDING

Built in cupboard and power points.



## **BEDROOM ONE**

*4.6m x 3.4m (15'1" x 11'1")*

Upvc double glazed window, double radiator and power points.

## **BEDROOM TWO**

*3.7m x 2.8m (12'1" x 9'2")*

Upvc double glazed window, radiator and power points.

## **BEDROOM THREE**

*2.7m x 2.6m (8'10" x 8'6")*

Upvc double glazed window, radiator and power points.

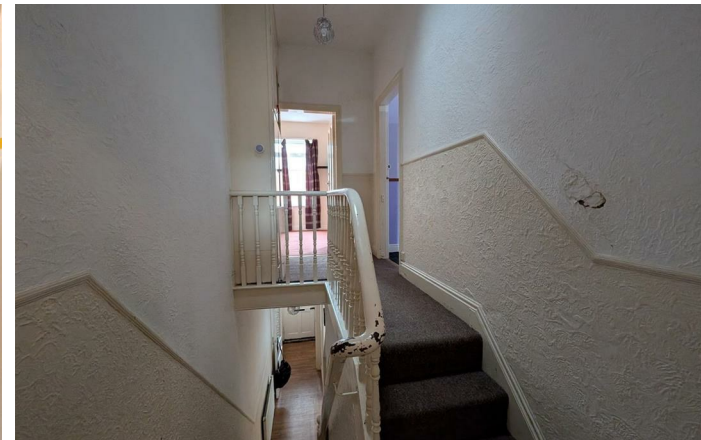
## **BATHROOM**

*1.9m x 1.6m (6'2" x 5'2")*

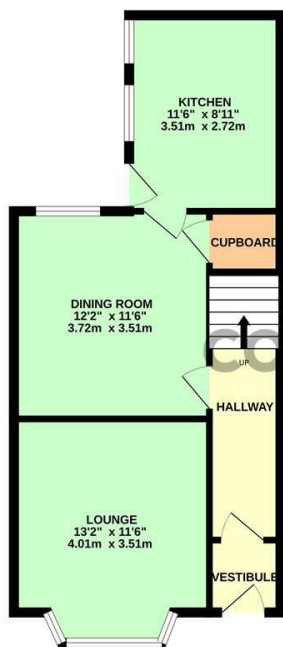
Upvc double glazed window, panelled bath with shower over, wash hand basin, low level flush and a radiator.

## **OUTSIDE**

Forecourt front and a rear enclosed yard with a outhouse and a shed.



GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other fittings are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency save to the best of our knowledge.

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**Moorland Road - 18668064**  
**Council Tax Band - B**  
**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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