



colin ellis

Moorland Road, Scarborough, YO12 7RD

In immaculate order throughout this THREE BEDROOM DETACHED property is located only a short walk to Peasholm Park and the North Bay beach. The property offers a KITCHEN DINER with ISLAND, French doors opening onto the yard and a main bedroom with EN SUITE bathroom. Lovingly restored throughout and finished to a high standard, the property also benefits from OFF STREET PARKING and NO ONWARD CHAIN. Viewing is highly recommended.

Guide Price £250,000



ENTRANCE HALL

Front door into entrance hall with coving, dado rail, inset ceiling spotlights and stairs to first floor.

LIVING ROOM

4.13 x 4.09 (13'6" x 13'5")

Two uPVC double glazed windows, radiator, picture rail, coving and ceiling light.

KITCHEN DINER

5.19 x 3.97 (17'0" x 13'0")

Solid oak fitted kitchen with range of cupboards and drawers, built in double oven, hob and extractor, space for fridge freezer, space for dishwasher and space for washing machine, stainless steel sink, kitchen island, two uPVC double glazed windows, cornicing, inset ceiling spotlights, two radiators, french doors out onto patio and door to rear hallway.

REAR HALLWAY

Inset ceiling spotlights, understairs storage, cupboard and uPVC double glazed door out onto parking area.

FIRST FLOOR LANDING

Sky light, inset ceiling spotlights, radiator and airing cupboard.

BEDROOM ONE

3.37 x 3.08 (11'0" x 10'1")

Two uPVC double glazed windows, radiator, coving, ceiling light, built in wardrobe and door into en-suite bathroom.



EN SUITE

2.0 x 1.88 (6'6" x 6'2")

uPVC double glazed frosted window, WC, hand basin with vanity unit, shower, inset ceiling spotlights, radiator, part tiled walls and wall mounted boiler.

BEDROOM TWO

3.36 x 3.21 (11'0" x 10'6")

Two uPVC double glazed windows, radiator, coving and ceiling light.

BEDROOM THREE

3.20 x 2.08 (10'5" x 6'9")

uPVC double glazed window, radiator, coving and ceiling light.

BATHROOM

3.17 x 1.70 (10'4" x 5'6")

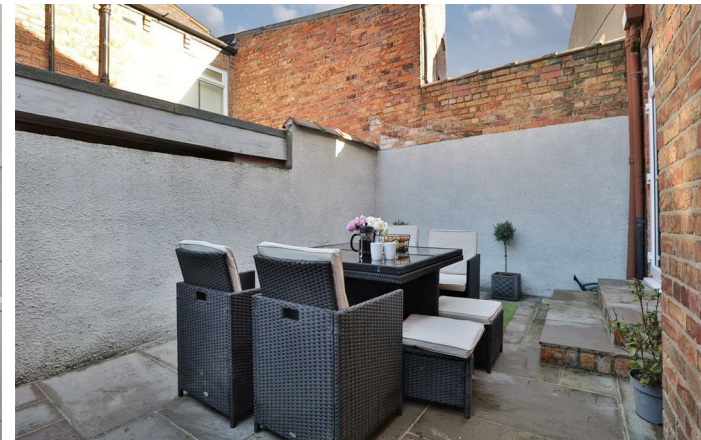
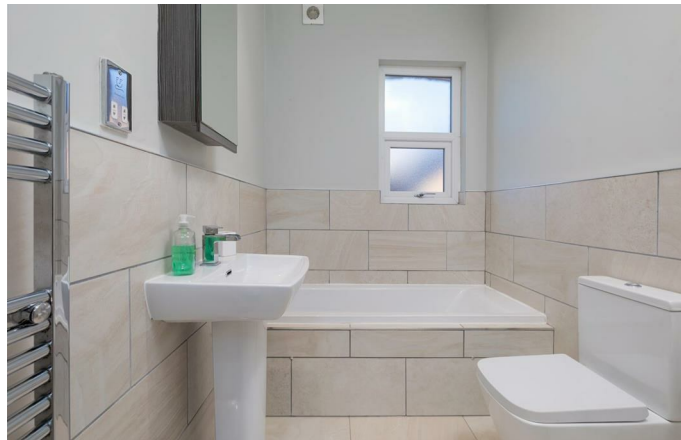
uPVC double glazed frosted window, extractor fan, inset ceiling spotlights, bath, hand basin, WC, shower cubicle, part tiled walls and radiator/towel rail.

OUTSIDE

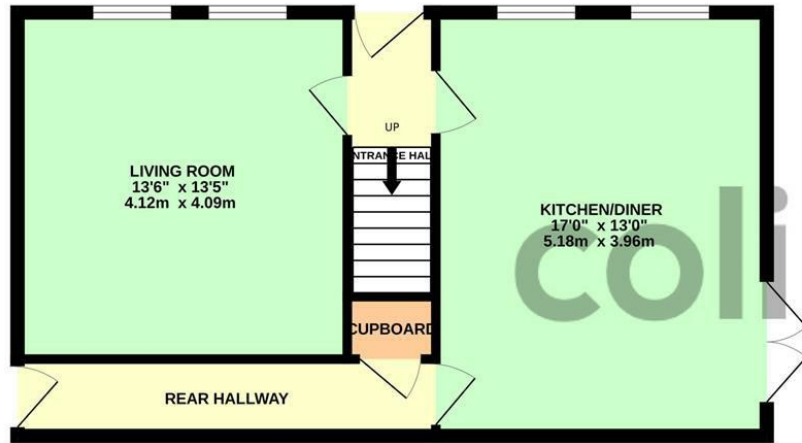
Courtyard area to the side of the property and parking space.

ADDITIONAL INFORMATION

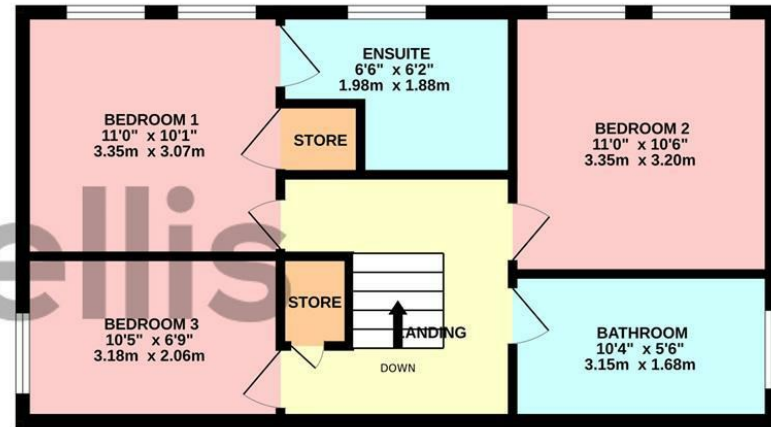
Option to purchase as a going concern with fixtures/fittings/furnishings



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Moorland Road - 18672188

Council Tax Band - C

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) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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