



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 and a enclosed rear yard with a GARAGE. NO ONWARD CHAIN.

Guide Price £140,000

3

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2

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DESCRIPTION

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 access to the garage.

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

Coving, composite front door, single radiator and power points.

LOUNGE

4.1×3.5 (13'5" x 11'5")

Coving, gas fire and surround, uPVC double glazed bay window, double radiator and power points.

DINING ROOM

3.7×3.6 (12'1" x 11'9")

Double radiator, built in cupboard, uPVC double glazed window,

KITCHEN

3.6×2.6 (11'9" x 8'6")

Base, wall and drawer units, tiled splash back, integrated oven and gas hob, space for fridge, freezer and washing machine, extractor hood, sink/drainer unit, mixer tap, uPVC double glazed window and door to rear yard, single radiator and power points.

LANDING



BEDROOM ONE

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

Single radiator, built in cupboard, uPVC double glazed window and power points.



BEDROOM TWO

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

Built in cupboards, double radiator, uPVC double glazed window and power points.

BATHROOM

Basin with pedestal, low flush wc, uPVC double glazed window and extractor fan.



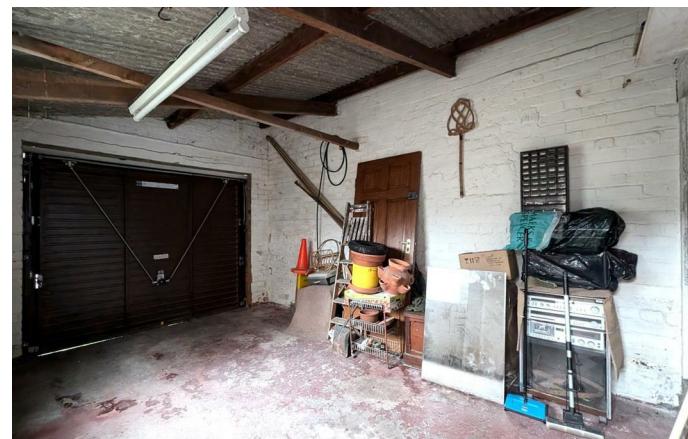
BEDROOM THREE

3.6 x 2.1 (11'9" x 6'10")

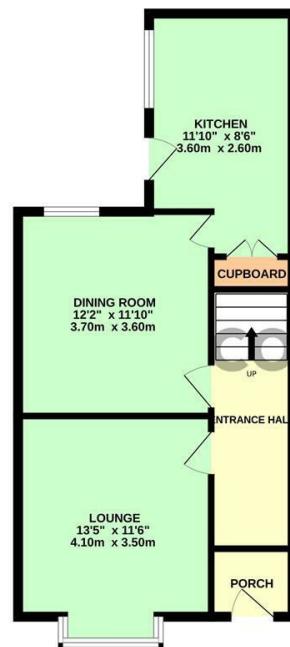
Single radiator, uPVC double glazed window and power points.

OUTSIDE

Enclosed rear yard and access to garage.



GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA - 993 sq ft. (92.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the dimensions contained here, measurements of doors, windows, rooms and any other feature are approximate. 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 dimensions do not include areas which have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Housecheck 2.014

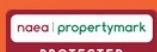
Moorland Road - 18619145

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)	A	
(81-91)	B	76
(69-80)	C	
(55-68)	D	59
(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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