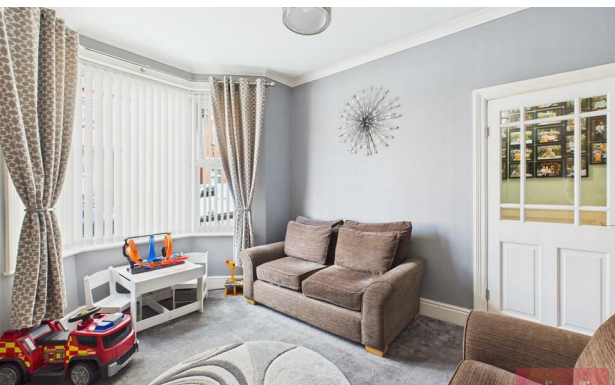




colin ellis

Moorland Road, Scarborough, YO12 7RB

This beautifully presented three-bedroom mid-terrace home is located in a popular area of Scarborough, offering modern interiors, a private rear yard, and excellent access to local amenities. Perfect for first-time buyers or families, this home blends character features with stylish updates throughout.

The property is within walking distance of the beach and Peasholme Park, as well as local shops and transport links.

Guide Price £170,000

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PROPERTY DESCRIPTION

Ground Floor

- Welcoming living room with a bay window, feature fireplace, and ample natural light.
- Separate dining room with a feature exposed brick fireplace and direct access to the kitchen.
- Modern fitted kitchen with a range of wall and base units, integrated oven and hob, and views over the rear yard.

First Floor

- Spacious main bedroom with built-in storage and dual windows.
- Two further bedrooms, ideal for children, guests, or a home office.
- Contemporary family bathroom with bath, overhead shower, wash basin, and WC.

Outside

- Low-maintenance enclosed rear yard, with artificial lawn and storage.
- On-street parking is available to the front of the property (resident permit required).

LIVING ROOM

3.41 x 3.48 (11'2" x 11'5")

DINING ROOM

3.67 x 3.71 (12'0" x 12'2")

KITCHEN

3.57 x 2.72 (11'8" x 8'11")

BEDROOM

3.39 x 3.74 (11'1" x 12'3")

BEDROOM

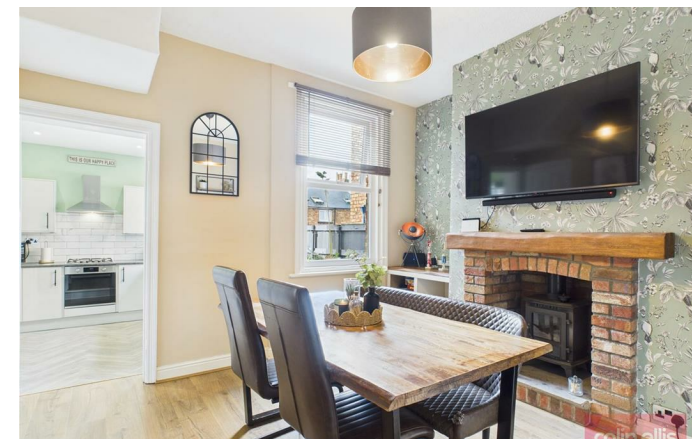
3.66 x 2.48 (12'0" x 8'1")

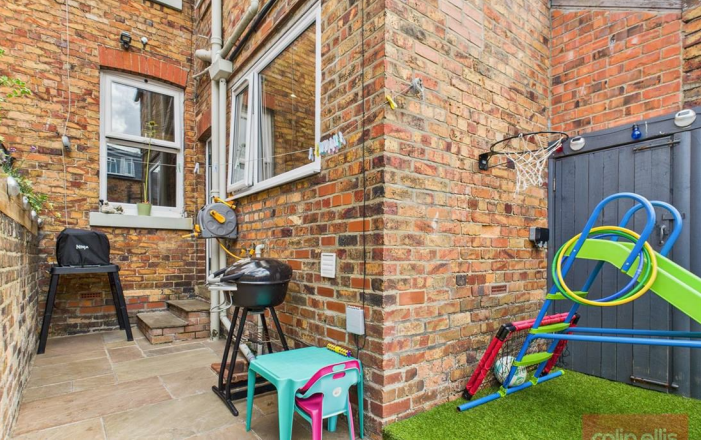
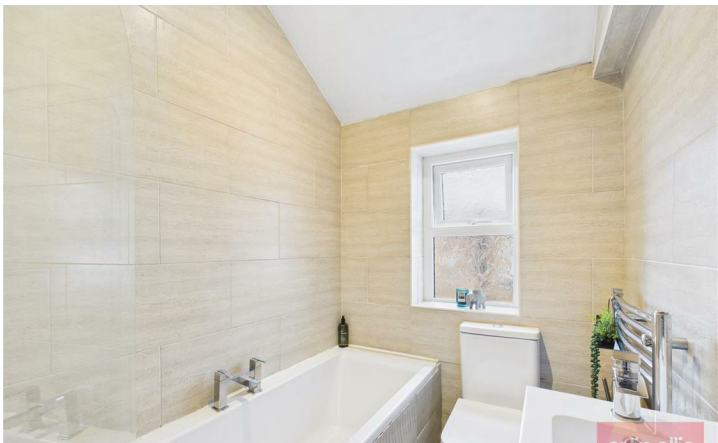
BEDROOM

2.04 x 2.74 (6'8" x 8'11")

BATHROOM

1.52 x 1.78 (4'11" x 5'10")

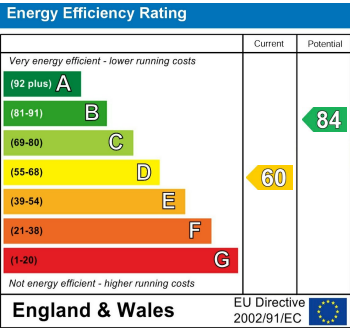






Moorland Road - 18739499
Council Tax Band - B
Tenure - Freehold

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.



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