



Inglebys

Estate Agents



The Moorings Mount Pleasant

Staithes, TS13 5DG

£345,000



The phrase 'fabulous views' is used very often, however The Moorings occupies an elevated position and this three bedroom, end-terraced property truly does have FABULOUS views, and not just from the inside! Sit in the Sun Room for year round views over the harbour, clifftops and moody North Sea while keeping warm. Off the sunroom there is a balcony, for those warm sunnier days, along with a terrace to the side.

Whilst boasting year round views, internally The Moorings has a lot to offer... On entering the property there is a spacious entrance lobby, family bathroom, galley kitchen to a light and airy sun room, a cosy lounge with open fire, spiral staircase to a large loft bedroom and lower ground floor to two further double bedrooms and shower room, this property really does have to be viewed to be truly appreciated, regardless of the weather!!



It should be noted that while the property does occupy an elevated position, there is no vehicular access to the property. Parking is either in the village (short term), or in the car park at the top of the hill.

Tenure: Freehold
Council Tax Band: Scarborough Council Band-C
EPC Rating: To Follow

Entrance Lobby 11'11" x 6'3" (3.65m x 1.93m)
A great space for removing outer wear and storing, wood vinyl effect flooring , double radiator and window to the front aspect, doorway to kitchen and family bathroom.

Family Bathroom 7'2" x 5'5" (2.19m x 1.67m)
Wood effect vinyl flooring with white 3-piece bath suite, electric shower over bath and glass screen, tile effect cladded walls, downlights, single radiator and extractor fan.

Kitchen 16'9" x 6'0" (5.13m x 1.85m)
A galley style kitchen with wood effect laminated flooring, a range of wall and base units finished with white doors and drawer fronts, wood effect worktops with tiled splashbacks, stainless steel sink/drainer with chrome mixer, plumbing for washing machine, window to the side aspect, space for undercounter fridge and freezer, slot in electric oven/hob with hood, double radiator and doorways to Sun Room and Lounge.

Sun Room 13'3" x 9'4" (4.04m x 2.86m)
A step up to the sun room, which is a light and airy room benefiting from plenty of natural light, wood cladding to the walls, wood effect laminated flooring, double radiator and double glazed windows to the East, West and North for fantastic views over sea, cliffs and the harbour, external door to the balcony.

Lounge 15'9" x 10'5" (4.81m x 3.19m)
A well proportioned yet cosy lounge with exposed beams to the ceiling, wood effect laminated flooring, open fire and surround, 2 x windows to the side aspect and additional window facing the harbour, double radiator. Access to the spiral staircase which accesses to the first floor and lower ground floor.

First Floor Bedroom 14'11" x 10'8" (4.56m x 3.26m)
A spacious, more than double bedroom straight off the spiral staircase with arch window overlooking the harbour, currently has three single beds in situ proving the space available, carpet to the floor and double radiator along with exposed ceiling.

Lower Ground Floor Lobby 7'3" x 6'9" (2.21m x 2.07m)
Off the spiral staircase with door to close off, carpet to the floor and single radiator. Access to the the two bedrooms and shower room.

Bedroom 10'0" x 8'2" (3.07m x 2.50m)
A double bedroom with carpet to the floor, double radiator and windows to the front and side aspect.

Bedroom 10'9" x 10'8" (3.29m x 3.27m)
Another spacious double bedroom with a couple of steps down from the lobby, carpet to the floor, double radiator with window to the side aspect and door leading to the side street.

Externally
Front.

A small seating area and storage shed to the side of the front door, side access to the terrace and balcony. A short pathway to a benched area (not belonging to the property) with stunning views over the harbour and village.

Rear.
Solid balcony from the Sun Room, enough space for seating to enjoy those stunning views with access to the side terrace which is finished with Indian Stone, gate to the side access.

Disclaimer
Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

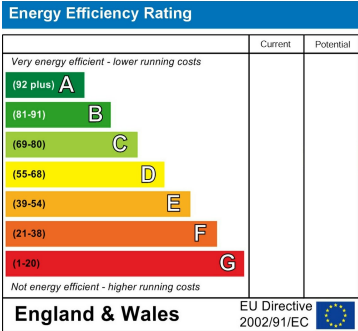
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com