



18 Moorland Road, Scarborough YO12 7RB
Price Guide £155,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IDEAL FOR FIRST TIME BUY/INVESTMENT OPPORTUNITY
- MID-TERRACE FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LOW-MAINTENANCE GARDENS

IDEAL for FIRST TIME BUYER/INVESTMENT OPPORTUNITY is this MID-TERRACE FAMILY HOME with THREE BEDROOMS, TWO RECEPTION ROOMS and LOW-MAINTENANCE GARDEN. Located CENTRALLY within SCARBOROUGH.

The property has been well maintained with gas central heating and uPVC double glazing throughout. The accommodation itself briefly comprises of: an entrance vestibule leading the main hallway with stairs to the first floor. The main hallway provides access to the bay fronted living room, the dining room and the kitchen. To the first floor lies a landing that leads to the master bedroom, a further two bedrooms and the family bathroom with three-piece suite. Externally, the property benefits from a low-maintenance courtyard area and a low-maintenance garden with artificial lawn and a paved patio seating area.

Located centrally within Scarborough, the property affords excellent access to a wealth of amenities including supermarkets, local shops and eateries and, a little further afar, lie Scarborough Town Centre, Peasholm Park and Scarborough's North Bay Beach.

Viewing does come highly recommended to fully appreciate the setting and space on offer with this centrally located three bedroom property. If you wish to book a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Vestibule

Hallway

Living Room
13'1" max x 12'1" max

Dining Room
12'1" max x 12'1" max

Kitchen
11'9" max x 8'6" max

FIRST FLOOR

Landing

Bedroom 1
15'1" max x 10'9" max

Bedroom 2
12'1" max x 9'6" max

Bedroom 3
8'10" max x 7'10" max

Bathroom
5'10" max x 5'2" max

External

The front of the property benefits from a low-maintenance courtyard area and the rear of the property offers a low-maintenance garden with artificial grass and a paved patio seating area.

Details

Council Tax Banding - B

LCGV 17062023



Interested? Get in touch:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or misstatements. Please take the above figures as a guide only. Any measurements shown have been taken with a laser level and no guarantee is given as to their operability or efficiency can be given. Made with Meterac C2023

TOTAL FLOOR AREA : 925 sq.ft (86.0 sq.m.) approx.

