



48 Moorland Road, Scarborough YO12 7RB
Offers In The Region Of £180,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Well Presented Terraced House
- Two Reception Rooms
- Three bedrooms Plus Loft Room
- Gas Heated and Double glazed
- Pleasant Rear Courtyard
- Viewing Recommended

IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY! This property is WELL LOCATED near to PEASHOLM PARK and is a WELL PRESENTED Mid Terraced House with THREE BEDROOMS PLUS LOFT ROOM, TWO RECEPTION ROOMS, a MODERN kitchen and bathroom. The property benefits from a LOW-MAINTENANCE rear Courtyard.

The property could be of interest to a wide range of buyers being so well located close to a wide range of amenities and attractions including Scarborough's North Bay, the beach, water park, cricket ground plus much much more. Most notably however will be first time buyers, young families or possibly someone looking for a holiday home/investment property close to the sea.

The accommodation itself briefly comprises of: an entrance vestibule and hallway, generous lounge with bay window, a dining room and access to the modern fitted kitchen with access to the rear. To the first floor is a generous master bedroom to the front, two further bedrooms and modern bathroom. Externally, the front of the property benefits from a fore courted area with gated access. The rear of the property offers a low-maintenance courtyard with a gate to a back lane and store shed.



'In our opinion' the property has been excellently maintained by the current vendors and already benefits from gas heating and UPVC double glazing, plus a modern kitchen, modern bathroom as well as modern decoration throughout. Early internal viewing highly recommended as properties of this nature, within this location seldom stay on the market for long. To arrange a viewing please contact our friendly sales team on 01723352235.



Accommodation

Lounge
13'9" x 11'5"

Dining Room
12'1" x 11'9"

Kitchen
12'9" x 8'10"

Bedroom One
15'1" x 11'1"

Bedroom Two
12'5" x 9'2"

Bedroom Three
8'10" x 7'10"

Bathroom
6'2" x 5'6"

Loft/ Occasional Room
13'9" x 10'2"

Rear Courtyard
Gated access

Tenure, EPC and Council Tax
Freehold.
EPC - Tbc
Council Tax - B

Interested? Get in touch:

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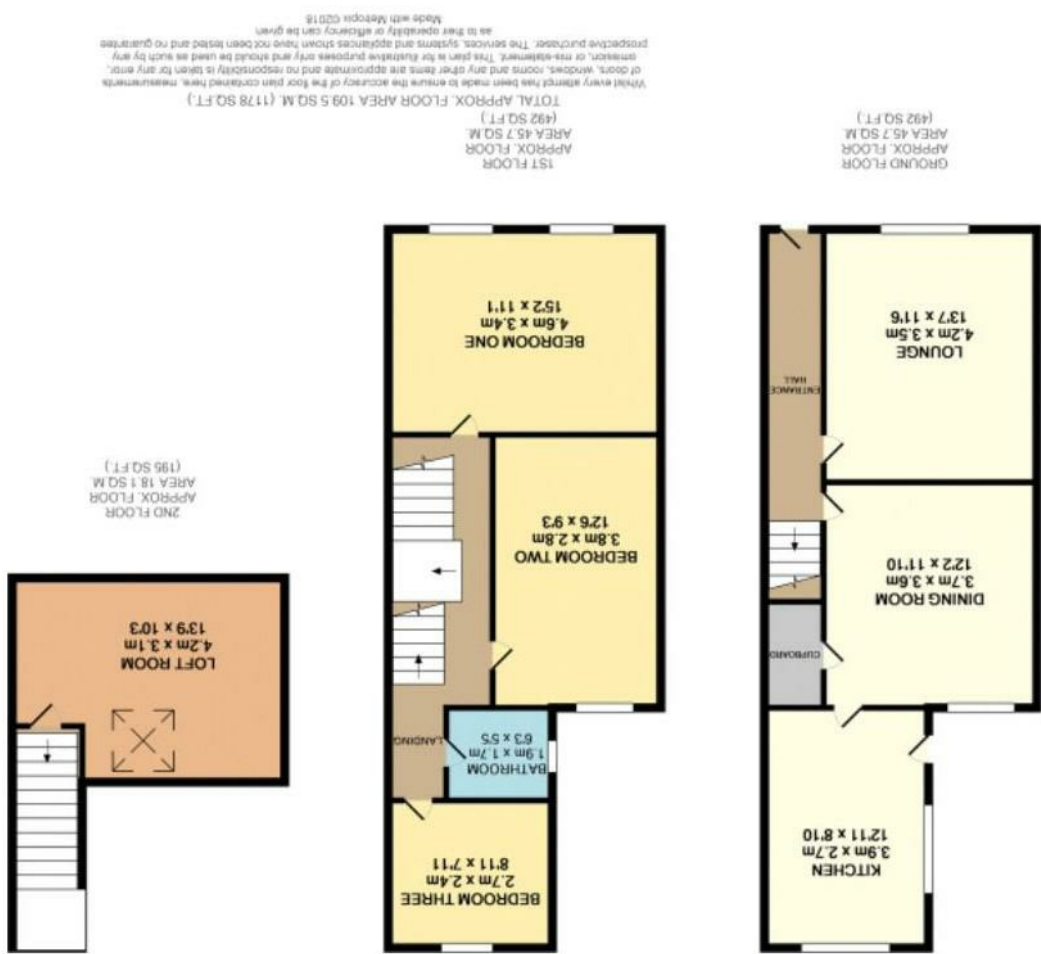
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
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Current	Potential



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Prospective purchaser: The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Meeqoo 02018