



£195,000

101 MOOR LANE, NEWBY, SCARBOROUGH, YO12 5SW

- Three Bedrooms
- Two Reception Rooms
- Gardens And Utility Room
- Gas Heating And UPVC Double Glazing

A WELL PRESENTED THREE BEDROOM TERRACED HOUSE IN THIS SOUGHT AFTER AREA, WITH SEA VIEWS AND GARDEN. ALTHOUGH REQUIRING SOME UPDATING THIS IS A PERFECTLY HABITABLE PROPERTY WHICH COULD BE UPDATED OVER TIME, OFFERING THE POTENTIAL PURCHASER TO CREATE A LOVELY HOME OF THEIR OWN.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

The property has three well-appointed bedrooms, bathroom, separate w/c, two reception rooms, kitchen, pantry and a large utility storeroom. Gardens to both the front and rear of the property, stunning sea views form the first floor, upvc double glazing and gas central heating.



GROUND FLOOR

- ENTRANCE HALL
- LOUNGE
17' 5" x 12' (5.31m x 3.66m) max
- DINING ROOM
10' 8" x 9' 10" (3.25m x 3m)
- KITCHEN
10' 9" x 7' 10" (3.28m x 2.39m) max
- UTILITY ROOM
11' 5" x 8' 4" (3.48m x 2.54m)
- PASSAGEWAY

FIRST FLOOR

- LANDING
- BEDROOM
15' 6" x 9' 10" (4.72m x 3m)
- BEDROOM
11' 9" x 9' 10" (3.58m x 3m)
- BEDROOM
8' 5" x 7' 2" (2.57m x 2.18m)
- BATHROOM
- WC

OUTSIDE

- GARDENS