

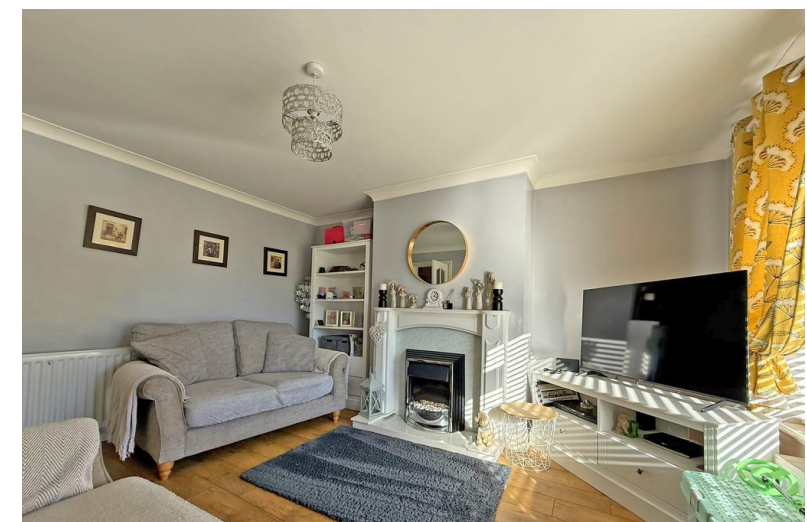


£250,000

28 LITTLE MOOR CLOSE, CLOUGHTON, SCARBOROUGH, YO13 0AN

- Semi-Detached Dormer Bungalow
- Three Bedrooms
- Two Reception Rooms
- Garage And Gardens

SITUATED ON THIS LOVELY CUL DE SAC IN THE EVER-POPULAR NORTH SIDE VILLAGE OF CLOUGHTON IS THIS SMART THREE BEDROOM SEMI-DETACHED DORMER BUNGALOW WITH BEAUTIFUL VIEWS OVER THE REAR TO THE VILLAGE CRICKET GROUND. MASTER BEDROOM TO THE GROUND FLOOR, LOVELY GARDENS, PLENTY OF PARKING AND A DETACHED GARAGE.



TIPPLE UNDERWOOD ESTATE AGENTS

3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT

www.tippleunderwood.co.uk

01723 350299

mail@tippleunderwood.co.uk

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 : 843 sq.ft. (78.3 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

This great property when briefly described comprises entrance hall, rear facing lounge, separate dining room, kitchen, ground floor master bedroom, modern bathroom and two further bedrooms on the first floor. Situated on a nice plot with block paved parking to the front, stoned flagged patio at the rear with lawned garden and detached garage, all topped off with lovely open views over the village cricket ground.



GROUND FLOOR

- ENTRANCE HALL
- LOUNGE
13' 9" x 11' 9" (4.19m x 3.58m)
- DINING ROOM
10' 9" x 10' 9" (3.28m x 3.28m)
- KITCHEN
10' 4" x 8' 9" (3.15m x 2.67m)
- REAR PORCH
- MASTER BEDROOM
11' 9" x 10' 9" (3.58m x 3.28m)

- BATHROOM
10' 6" x 5' 9" (3.2m x 1.75m)

FIRST FLOOR

- LANDING
- BEDROOM
8' 8" x 7' 8" (2.64m x 2.34m)
- BEDROOM
9' 6" x 8' 8" (2.9m x 2.64m)

OUTSIDE

- GARAGE
- GARDENS