



SEAFORD AVENUE, MOOR ROAD
£180,000

Carter Jonas

SEAFORD AVENUE, MOOR ROAD, YO14 9GS

Situated within an award-winning holiday village near Filey, this detached two-bedroom home presents an excellent opportunity for investors or those seeking a second home. The layout is simple and well-considered, with a ground floor that offers open-plan living, a log-burning stove, dual aspect windows, and direct garden access. The kitchen is fitted with integrated Bosch appliances, marble-effect worktops, and grey wood-effect cabinetry.

Both bedrooms are located on the first floor and include their own en-suite facilities—one with a walk-in rainfall shower and the other with a full-size bath. Storage is generous throughout, with built-in cupboards, a walk-in wardrobe, and dedicated space for the central heating boiler. Natural light is well-managed with dormer and Velux windows, while wood-effect flooring runs throughout.

Externally, the house has off-street parking to the front and a rear garden with lawn, two paved patio areas, and a brick-built BBQ. The holiday village offers a range of amenities; including a swimming pool, gym, tennis court, café, restaurant/pub, and access to Filey's award-winning beach via a private lane.

The sale includes fixtures and furniture (excluding personal effects) and the property is being sold as a going concern with a track record of holiday letting. A straightforward option for buyers looking to step into an operational rental or enjoy a well-placed coastal base.

Material Information

- Tenure: Leasehold – 999 years from 2007
- Ground Rent & Maintenance: £412.85 per month, payable to Away Resorts (site management). This covers use of the swimming pool and any other site facilities.
- Council Tax: Verbal enquiry to Scarborough Borough Council advised
- Utilities: Mains gas, electricity, water and drainage
- Heating: Gas central heating and log-burning stove
- Broadband & Mobile Coverage: Available – please check provider options
- Parking: Off-street parking for multiple vehicles
- EPC: Available on request
- Inclusions: Fixtures and furniture (excluding personal effects)
- Status: For sale as a going concern with existing holiday let business

TENURE Leasehold **LOCAL AUTHORITY** North Yorkshire Council

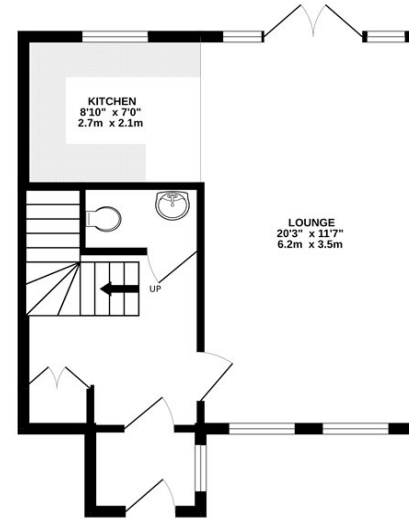
A STUNNING COASTAL RETREAT – DETACHED TWO BEDROOM HOME WITH BEACH ACCESS, STYLISH INTERIORS & PROVEN INCOME POTENTIAL



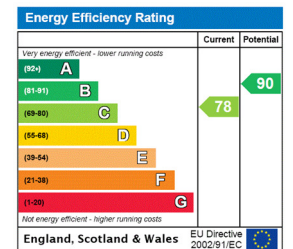
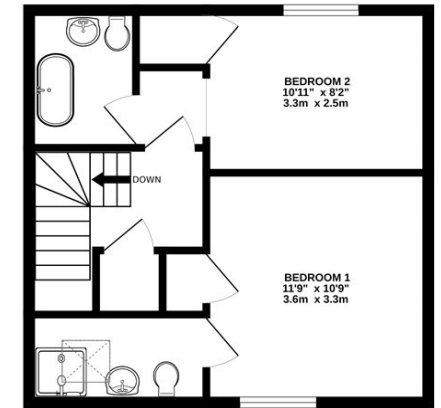




GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



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