



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



OFFERS OVER £100,000
 COBBLE COTTAGE, 13 TOLLERGATE, SCARBOROUGH, YO11 1RR

- Old Town Cottage
- Perfect Holiday Let
- One Bedroom
- Modernised Throughout

LOOKING FOR AN IDYLIC HOLIDAY HOME OR HOLIDAY LET, THEN THIS ONE BEDROOM OLD TOWN COTTAGE COULD BE PERFECT. UPDATED AND MODERNISED AND SITUATED ON THE COBBLED OLD TOWN STREET OF TOLLERGATE THIS PROPERTY STILL RETAINS A HUGE AMOUNT OF CHARM AND CHARACTER WITH SOME OF THE TIMBER BELIEVED TO COME FROM AN OLD SHIP.

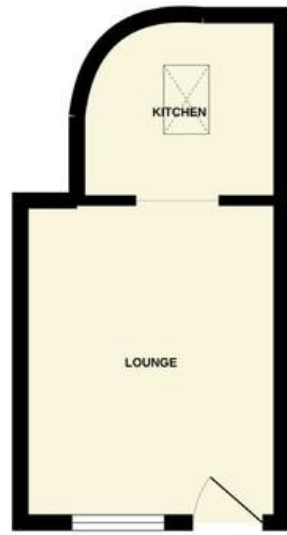


TIPPLE UNDERWOOD ESTATE AGENTS
 3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

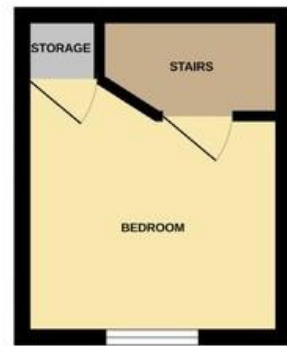
CONTACT
www.tippleunderwood.co.uk
 01723 350299
mail@tippleunderwood.co.uk

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

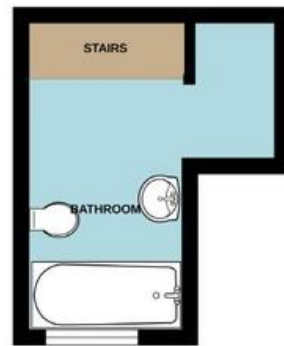
GROUND FLOOR
155 sq.ft. (14.4 sq.m.) approx.



1ST FLOOR
109 sq.ft. (10.1 sq.m.) approx.



2ND FLOOR
88 sq.ft. (8.2 sq.m.) approx.



TOTAL FLOOR AREA : 352 sq.ft. (32.7 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 when briefly described comprises front facing lounge with sash window recess storage, new kitchen to the rear, staircase with eye catching carvings leads to the first floor bedroom with sash window to the frontal aspect and storage cupboard, on the floor above is a newly fitted bathroom. A short walk from both bays, the castle and the town centre making an ideal location for a successful holiday let.



GROUND FLOOR

LOUNGE

11' 8" x 9' 4" (3.56m x 2.84m) max

KITCHEN

7' 4" x 6' 8" (2.24m x 2.03m) max

FIRST FLOOR

LANDING

BEDROOM

10' 3" x 8' 10" (3.12m x 2.69m) max

SECOND FLOOR

BATHROOM

12' 4" x 9' 3" (3.76m x 2.82m) max

