



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



OFFERS IN EXCESS OF £300,000
3 CASTLE TERRACE, SCARBOROUGH, YO11 1QX

- Stunning Sea Views
- Four Bedrooms
- Low Maintenance Gardens
- Superb Velux Balcony Windows

SITUATED IN THE BEAUTIFUL, HISTORIC OLD TOWN OF SCARBOROUGH IS THIS LOVELY FAMILY HOME WITH EPIC SEA, HARBOUR AND COASTAL VIEWS. CAPITALISED BY THE SUPERB VELUX BALCONY STYLE WINDOWS ON THE TOP FLOOR. THIS PROPERTY WOULD WORK WELL AS BOTH A HOLIDAY HOME OR PERMANENT FAMILY HOME, WITH FOUR BEDROOMS AND TWO RECEPTION ROOMS.



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: 1189 sq.ft. (110.4 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 entrance hall, bay fronted lounge, rear facing dining room and kitchen to the ground floor. On the first floor is a bay fronted double bedroom, a rear facing double bedroom and a further front facing bedroom. On this floor is the modern four-piece bathroom suite also. On the second floor is the final bedroom which benefits from two superb balcony style Velux windows which open to capitalise on the superb location with its stunning coastal views, this room would also make a lovely raised sitting room. To the rear of the property is a tiered low maintenance paved garden, ideal for AL fresco dining and purpose built storage.



GROUND FLOOR

- ENTRANCE HALL
- LOUNGE
15' 2" x 13' 4" (4.62m x 4.06m)
- DINING ROOM
11' 2" x 9' 11" (3.4m x 3.02m)
- KITCHEN
9' 11" x 7' 11" (3.02m x 2.41m)

FIRST FLOOR

- LANDING
- BEDROOM
15' 5" x 10' 7" (4.7m x 3.23m)
- BEDROOM
11' 2" x 9' 10" (3.4m x 3m)
- BEDROOM
8' 9" x 7' 3" (2.67m x 2.21m)
- BATHROOM

SECOND FLOOR

- BEDROOM/SITTING ROOM
12' 11" x 11' 5" (3.94m x 3.48m)

OUTSIDE

- WORKSHOP
- GARDEN