



**Lighthouse Holiday
Cottage, Scarborough, YO11 1RQ**
£340,000

HUNTERS[®]
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EXCLUSIVE



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Hunters Exclusive are excited to bring to the market this CHARMING HOLIDAY COTTAGE located in the HIGHLY DESIRABLE OLD TOWN of Scarborough. Offering SPECTACULAR SEA VIEWS, THREE BEDROOMS, TWO BATHROOMS and THREE RECEPTION ROOMS and is within walking distance to THE SOUTH BAY BEACH, this WELL-PRESENTED property offers a fantastic opportunity for those seeking a SEASIDE RETREAT or INVESTMENT OPPORTUNITY and is CURRENTLY RUNNING AS A SUCCESSFUL HOLIDAY LET BUSINESS!

This bright and airy abode briefly comprises of: spacious living room benefiting from sea views and a feature fireplace, second reception room again with feature fireplace, fitted kitchen and dining room. To the first floor you are presented with two generous sized bedrooms, one with sea views and family shower room. To the second floor you are welcomed by a further spacious bedroom offering sea views, storage cupboard and family bathroom with four piece suite. To the outside there is a low maintenance rear yard with space ideal for entertaining and store shed with plumbing for an outdoor WC.

This home provides easy access to the sandy shores and refreshing sea breeze. The location is ideal for those who appreciate the tranquillity of coastal living. You will find the property affords excellent access to a wide range of amenities and attractions including local shops, the recently refurbished indoor market hall, Scarborough town centre itself, Scarborough castle, not to mention both Scarborough's North and South Bay's.

This is not one to miss, call now to arrange a viewing!





Kitchen

Window to the front aspect, door to the front aspect, stairs to the first floor landing, laminated wood style flooring, breakfast bar, range of wall and base units with roll top work surfaces, tiled splash back, dishwasher, washing machine, fridge, freezer, sink and drainer unit, electric oven, electric hob, extractor hood and power points. (All appliances included)

Dining Room

Window to the rear aspect, two radiators, storage cupboard, tiled flooring, power points and door leading to private outside space.

Reception Room 1

Window to the front aspect, storage cupboard, radiator, feature fireplace, stairs to the first floor landing, stairs to the lower ground floor and power points.

Reception Room 2

Window to the rear aspect with sea view, storage cupboard, feature fireplace, two radiators, TV point and power points.

First Floor Landing

Stairs to the second floor landing.

Bedroom 1

King size bedroom with window to the rear aspect with sea views, feature fireplace, storage cupboard and power points.



Bedroom 2

Double bedroom with window to the front aspect, feature fireplace, radiator and power points.

Shower Room

Extractor fan and three piece bathroom suite comprising; shower cubicle with shower attachment, low flush WC and wash hand basin with pedestal.

Bedroom 3

Twin room with UPVC double glazed window to the rear aspect with sea views, radiator and power points.

Bathroom

Velux window to the front aspect, radiator, laminated wood style flooring, four piece suite comprising: corner bath, fully tiled shower cubicle with power shower, low flush WC and wash hand basin with pedestal.

Outdoor Space

Private low maintenance rear yard with storage space and plumbing for WC.

Material Information Scarborough

Tenure Type; Freehold

Council Tax Banding; Exempt



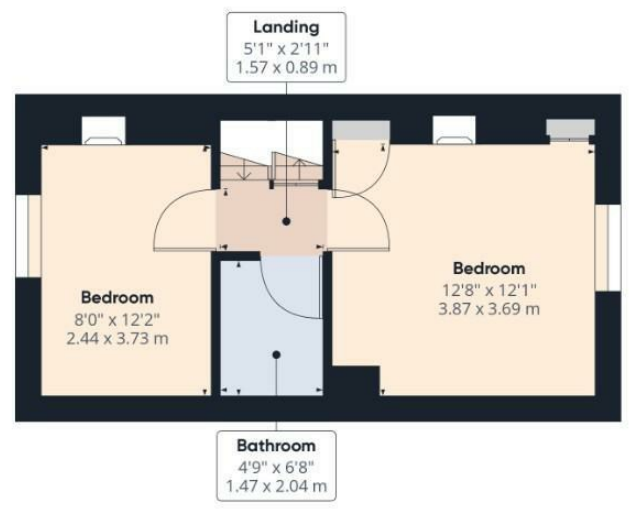




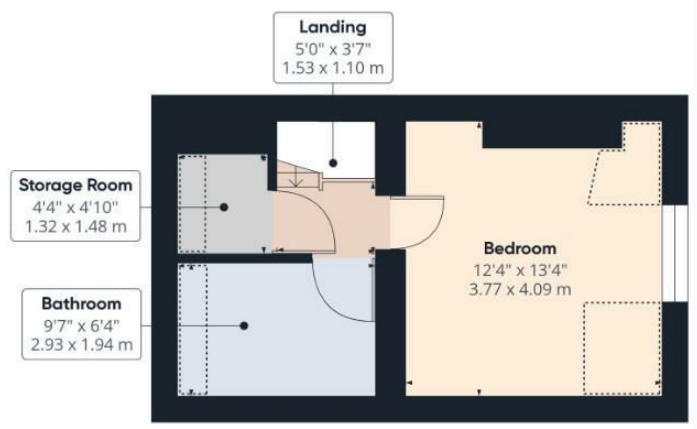
Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾
1237.59 ft²
114.98 m²

Reduced headroom
43.33 ft²
4.03 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01723 336760 | Website: www.hunters.com

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.