



W I L L O W G R E E N

E S T A T E A G E N T S



7 Dene Lea, Rutland Terrace, Scarborough, YO12 7JB

Guide price £450,000

"Dene Lea" really does have to be seen to appreciate the space on offer and the extent of the work undertaken, the thought and care which has gone into making this truly 'ready to walk into'. Everything has been replaced including special Period style Double Glazing, new electrics, a new Heating system plus new hardware, plumbing, fittings, sanitary ware, carpets. Positioned with the Entrance from Rutland Terrace and looking over the sea, Castle Road is to the rear with historic Scarborough Castle just up the road, then turn onto Paradise past St Mary's Church and walk down to the Harbour and the South Bay and Beach.

The property offers so many options, perfect for multi generational living, as a Family Home, a business. There are Two self contained en Suite Studios, Studio One includes Jacuzzi Bath with Shower over. In Studio Two the en Suite includes a Double Walk in Shower and those fantastic SEA VIEWS.

The 19ft Kitchen Diner on the second floor is full of sunlight, fitted with a full range of units including Integrated Washer, Integrated Fridge and lots of room for tables and seating, this is a super Family Room. Across the Landing which houses a further WC is the equally large Lounge, again very well decorated and presented, the newly Double Glazed Windows offering the unbeatable unobstructed Panoramic SEA VIEWS.

Stairs then lead to the Third Floor and a further FOUR DOUBLE BEDROOMS, Bedroom One looking over Castle Road is en Suite including a Shower, Bedroom Two also looks over Castle Road while both Bedrooms Three and Four overlook Rutland Terrace both having panoramic Sea Views; there is also on this floor a further Family Bathroom, here the suite includes a Bath with Shower over.

There is parking both on Rutland Terrace and Castle Road, unusually there is also OFF Road Parking which is open to negotiation.

ENTRANCE HALL

Traditional door to the front aspect, electric wall mounted radiator, power point, stairs to the first floor landing.

FIRST FLOOR LANDING

Storage cupboard, stairs to the second floor landing, access to Studio 1 and Studio 2.

STUDIO ONE

13'1" x 13'1" (4.00 x 4.00)

Two UPVC double glazed sash windows to the rear aspect, TV point, two electric wall mounted radiators, power points.

KITCHEN AREA

Base units with roll top work surface, stainless steel sink and drainer, space for fridge and microwave, power points and light.

EN SUITE

Modern white three piece suite comprising of low flush WC, vanity wash hand basin, panelled enclosed jacuzzi bath with mixer taps and electric shower over, extractor fan, heated towel rail.

STUDIO TWO

19'0" x 15'5" (5.80 x 4.70)

OUNGE AREA

UPVC double glazed sash bay windows to the front aspect, overlooking the north bay with sea views, TV point, electric wall mounted radiator, power points.

KITCHEN AREA

UPVC double glazed window to the front aspect with SEA VIEWS, range of high gloss wall and base units with roll top work surface, stainless steel sink and drainer, breakfast bar, space for fridge and space for microwave, power point.

EN SUITE

Modern white three piece suite comprising of low flush WC, vanity wash hand basin, walk in double shower extractor fan.

SECOND FLOOR LANDING

Storage cupboard. Access to Kitchen Diner and lounge. WC and stairs to the third floor landing.

WC

White two piece suite comprising of low flush WC, wash hand basin, extractor fan.

KITCHEN/DINING AREA

19'4" x 13'1" (5.90 x 4.00)

DINING AREA

Two UPVC double glazed sash windows to the rear aspect, TV point, Two electric wall mounted radiators.

KITCHEN AREA

Range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated washer/dryer, integrated electric oven with four ring hob and extractor hood, integrated fridge and freezer, integrated slimline dishwasher, power points.

LOUNGE

19'4" x 14'9" (5.90 x 4.50)

UPVC double glazed sash bay window with PANORAMIC SEA VIEWS ACROSS THE NORTH BAY, TV point, Two electric wall mounted radiators, power points.

THIRD FLOOR LANDING

Roof Lantern, wall mounted radiator, power points, access to all bedrooms and bath.

BEDROOM ONE

10'9" x 9'10" (3.30 x 3.00)

UPVC double glazed sash window to the rear aspect, vanity wash hand basin, wall mounted radiator, power points.

EN SUITE

Modern white two piece suite comprising of low flush WC, shower cubicle with electric shower, extractor fan, heated towel rail.

BEDROOM TWO

13'1" x 8'6" (4.00 x 2.60)

UPVC double glazed sash window to the rear aspect, vanity wash hand basin, wall mounted radiator, power points.

FAMILY BATHROOM

Modern white three piece suite comprising of low flush WC, vanity wash hand basin, panelled enclosed bath with mixer taps and electric shower over, extractor fan.

BEDROOM THREE

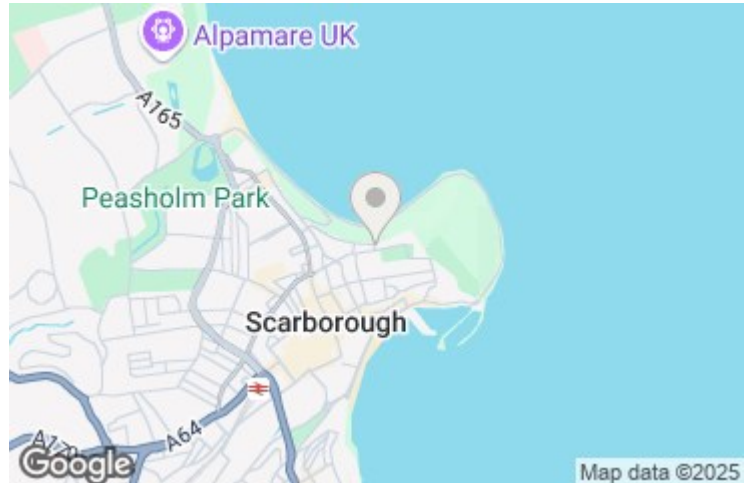
11'11" x 8'8" (3.65 x 2.65)

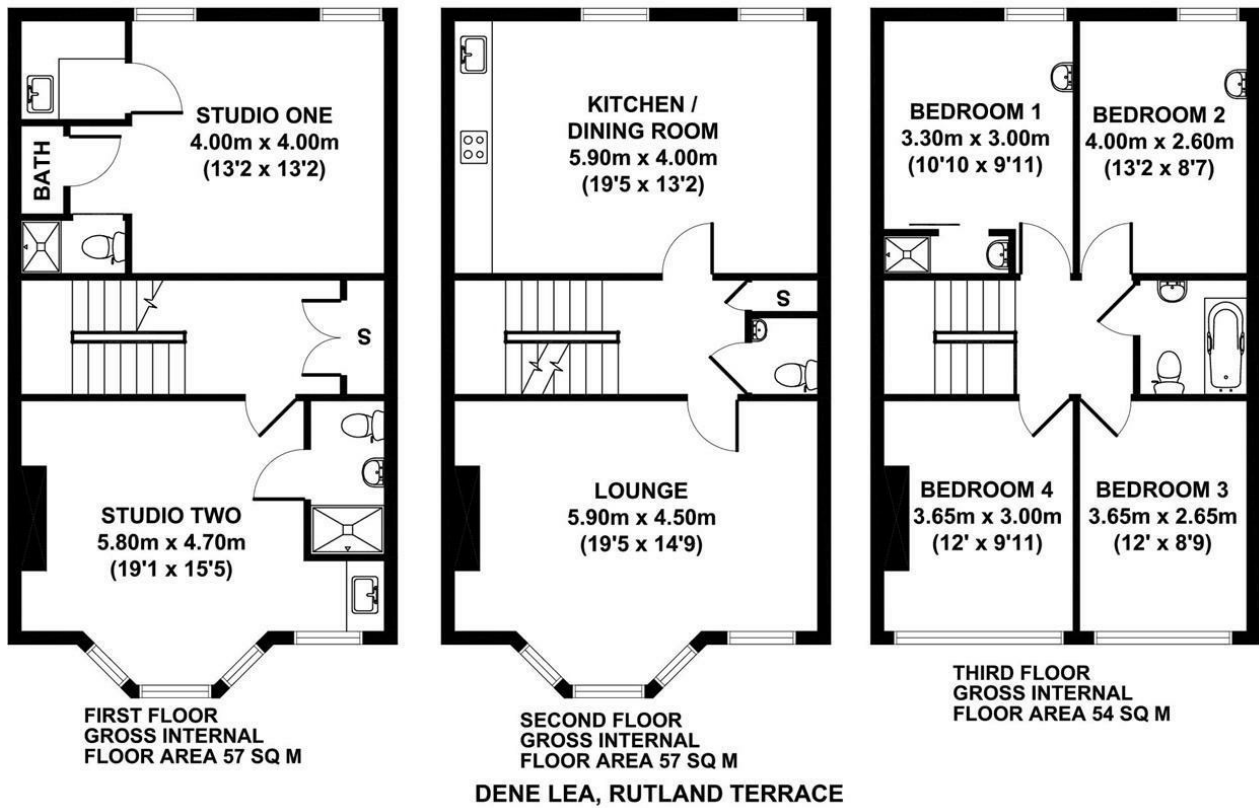
UPVC double glazed windows to the front aspect with SEA VIEWS, vanity wash hand basin, wall mounted radiator, power points.

BEDROOM FOUR

11'11" x 9'10" (3.65 x 3.00)

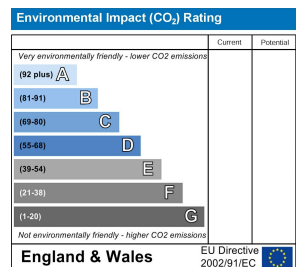
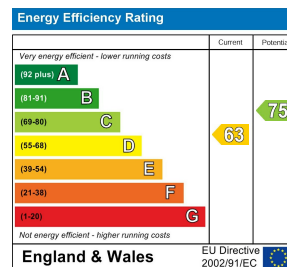
UPVC double glazed windows to the front aspect with SEA VIEWS, vanity wash hand basin, wall mounted radiator, power points.





APPROX. GROSS INTERNAL FLOOR AREA 168 SQ M / 1808 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398