



1 Tollergate, Scarborough YO11 1RR

Offers In Excess Of £350,000

Prestige
Collection
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Tollergate, Scarborough

Offers In Excess Of £350,000

CPH are delighted to bring to market this STUNNING, DOUBLE FRONTED, GEORGIAN PERIOD GRADE II LISTED HOME. The property would make a wonderful home or a holiday home/rental as is currently being run and used as one. Benefits from FOUR DOUBLE BEDROOMS, TWO BATH, GROUND FLOOR W/C and BASEMENT/CELLAR. Set over FOUR FLOORS and subsides in the POPULAR 'OLD TOWN' LOCATION with far reaching views to the sea from the upper floors.

The property has had a full scheme of modernisation by the current vendor. The accommodation is now well appointed with modern fixtures and fittings including a high specification kitchen with granite work surfaces and modern bathrooms. The updating has been done sympathetic to the age and character of the property having retained many of the period features and the character including ornate covings and ceiling moldings. The accommodation briefly comprises of; the basement floor with cellar and substantial storage, to the ground floor is a modern high specification kitchen and a substantial feature lounge/diner with decorative feature ceiling and dual aspect sash windows. Leading to the first floor is a separate W/C and further up the stairs lies two generous double bedrooms and modern shower room. To the second floor lies two further double bedrooms and a modern house bathroom with four piece suite. The property also benefits from superb open aspect views from the upper floors and gas heating via a modern combination boiler.

- INVESTMENT OPPORTUNITY
- SUBSTANTIAL GRADE II LISTED HOME
- GEORGIAN PERIOD PROPERTY
- FOUR DOUBLE BEDROOMS
- SUPERB SEA VIEWS
- POPULAR 'OLD TOWN' LOCATION

Located in the Old Town district of Scarborough between both North and South Bays, this property offers easy access to a wealth of amenities and attractions including Scarborough Town Centre, South Bay Promenade, Scarborough Castle and surrounding areas all within close proximity. Creating an ideal home to live in or to use as a holiday home/rental.

Early internal viewing is highly recommended to appreciate the space, setting and finish on offer with this stunning four bedroom home period home.



ACCOMMODATION

BASEMENT

Cellar
19'4" max x 14'1" max

Storage
13'1" max x 10'5" max

GROUND FLOOR

Lounge/Diner
19'8" max x 14'1" max

Kitchen
13'1" max x 11'1" max

W/C
5'2" max x 3'11" max

FIRST FLOOR

Bedroom 1
19'8" max x 14'1" max

Bedroom 2
16'4" max x 9'10" max

Shower Room
8'10" max x 2'11" max

SECOND FLOOR

Bedroom 3
14'9" max x 14'1" max

Bedroom 4
10'2" max x 9'2" max

Bathroom
11'1" max x 5'10" max

Details
Council Tax Banding - B

LCPF 27042023



CPH are delighted to bring to market this
SUBSTANTIAL GRADE II LISTED HOME with
FOUR DOUBLE BEDROOMS and **SEA/COASTAL
VIEWS.**









TOTAL FLOOR AREA : 2106 sq.ft. (195.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Interested? Get in touch today:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132