



33 Castlegate, Scarborough YO11 1QY
Offers In Excess Of £300,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Popular Old Town Location with Open Aspect Sea Views
- Offered with NO ONWARD CHAIN
- Four Bedrooms and Two Bathrooms
- Private Rear Courtyard
- Characterful Yet Modern Period Home

This Four bedroom, two bathroom CHARACTERFUL, GRADE II LISTED, HISTORIC GEORGIAN TOWNHOUSE is offered to the market in excellent order having recently undergone a full scheme of modernisation including re-fitted kitchen and bathrooms. The property has also been finished with tasteful, modern decoration throughout, sympathetic to the age and character of the property. Well located within the Old Town the property also offers sea views from the upper floors.

The accommodation is set over three floors, briefly comprising of, to the ground floor a characterful living space with log burner style gas fire, exposed beams and stairs up to the first floor with understairs cupboard, modern wet room, fitted traditional style kitchen/diner with skylight, a stable door leading out to the private rear courtyard. On the stairs to the second floor there is a cupboard over staircase, a master bedroom suite with fitted storage, a second single bedroom and modern bathroom. To the second floor you will find a further generous bedroom with built in storage and sea views and a further single bedroom which also has built-in storage.

This Georgian home offers a range of original features including sash windows, a feature fireplace, traditional staircase with spindles mixed alongside a modern fresh finish throughout. Situated 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 with Scarborough Town Centre, South Bay Promenade and Scarborough Castle and surrounding areas all within close proximity. An ideal home to live in or to use as a holiday home/rental property. Sold with NO ONWARD CHAIN internal viewing really cannot be recommended highly enough to fully appreciate the character, charm and views on offer from this tastefully renovated cottage.

To arrange your viewing please contact our friendly and experienced sales team at CPH today on 01723352235





ACCOMODATION

GROUND FLOOR

Living Room
11'11" x 12'3" max

Hallway
5'8" x 2'7" max

Shower Room
4'8" x 8'7" max

Kitchen/Diner
13'0" x 11'0" max

FIRST FLOOR

Landing
5'2" x 12'8" max

Bedroom 1
12'0" x 10'11" max

Bedroom 3
7'4" x 6'5" max

Bathroom
7'3" x 4'7" max

SECOND FLOOR

Landing
2'11" x 3'3" max

Bedroom 2
9'3" x 10'7" max

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

Externally

To the rear of the property lies a private rear courtyard with paved seating area.

Details Prepared

ABAB 291123 - Council tax band - B



Interested? Get in touch:

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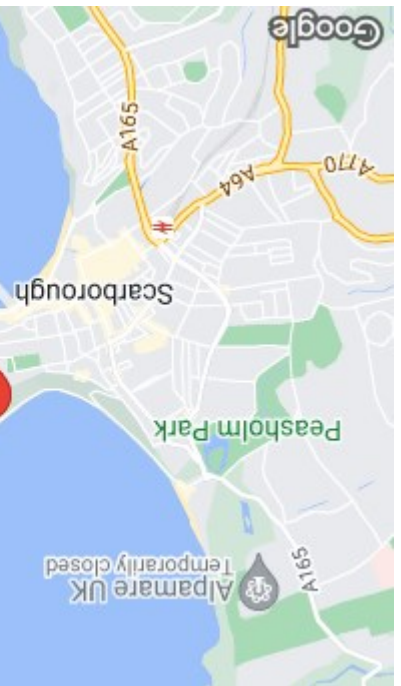
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



England & Wales	
EU Directive 2002/91/EC	
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	
Very energy efficient - lower running costs	83
Current	61
Potential	



England & Wales	
EU Directive 2002/91/EC	
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	
Very environmentally friendly - higher CO ₂ emissions	
Current	
Potential	



Approximate total area⁽¹⁾
 897.92 m²
 83.42 m²
 Reduced bedroom
 82.29 m²
 7.64 m²

(1) Excluding balconies and terraces

Reduced bedroom (below 1.5m/4.92m)

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

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