



105 Longwestgate, Scarborough YO11 1RQ  
Offers In The Region Of £220,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



+++Packed with CHARACTER, is this GRADE II LISTED, well-presented COTTAGE which is well laid out over FOUR FLOORS with THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS, a UTILITY ROOM, a SOUTH FACING rear courtyard and STUNNING OPEN ASPECT SEA VIEWS. The property would make for a perfect holiday home/rental property as can be offered fully furnished ready for immediate occupation. (subject to offer)+++The property provides deceptively spacious living accommodation over four floors and briefly comprises on the lower ground floor of; a generous lounge and a convenient utility room. To the ground floor lies a further reception room, entrance vestibule and a modern fitted kitchen. To the first floor lies a landing with doors to a generous master bedroom and newly fitted spacious modern house bathroom with white four piece suite. To the second floor is a landing with doors leading to two further double bedrooms with the rear bedroom benefiting from the fantastic view over Scarborough's South Bay. Externally, the property benefits from a South facing low-maintenance courtyard to the rear complete with a paved patio and a brick-built store. 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. Offered with NO ONWARD CHAIN Internal viewing really cannot be recommended highly enough to fully appreciate the space, setting, character, finish and views on offer from this well presented, home. To arrange a viewing, please contact our friendly and experienced sales team at CPH today on 01723 352235 or via the website on [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



#### ACCOMMODATION:

##### LOWER GROUND FLOOR

Lounge  
13'9" x 11'10"

Utility Room  
5'7" x 4'3"

##### GROUND FLOOR

Entrance Porch



Lounge  
12'6" x 11'2" max

Hall

Kitchen  
10'6" x 9'2"

FIRST FLOOR

Landing  
12'2" x 5'3"

Bedroom One  
12'2" x 11'2"

Bathroom  
11'10" x 8'2"

SECOND FLOOR

Landing

Bedroom Two  
12'2" x 10'10"

Bedroom Three  
12'2" x 11'2"

OTHER:

Gardens

The property benefits from a low maintenance gravelled yard to the rear complete with a paved patio area, a brick-built store and gated access to the rear, all enclosed by walled and fenced boundaries.

Details Prepared/Ref  
PFTL/270120

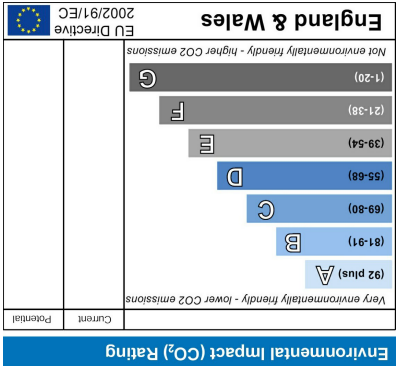
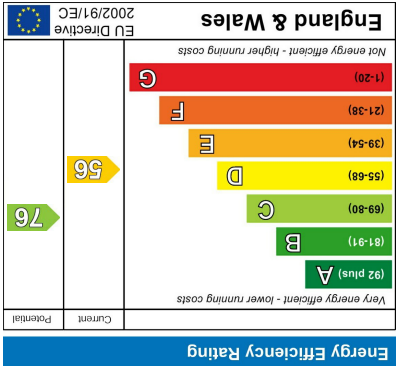


Interested? Get in touch:

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CPH

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



What 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA : 1090 sq. ft. (101.3 sq. m.) approx.

