



24 St. Marys Street, Scarborough YO11 1QW
Price Guide £140,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- GRADE II LISTED COTTAGE
- SOUGHT AFTER OLD TOWN LOCATION
- IDEAL RENOVATION PROJECT/HOLIDAY HOME
- NO ONWARD CHAIN
- FOUR BEDROOMS, PRIVATE REAR GARDEN & BASEMENT

CPH are delighted to be able to offer to the market this GRADE II listed COTTAGE in Scarborough's HISTORIC Old Town. This FOUR BEDROOM property offers TWO reception rooms, BASEMENT, enclosed rear GARDEN and CASTLE VIEWS. NO ONWARD CHAIN.

This property would ideally suit those looking for a renovation project to either use as a second home, holiday let or an owner occupier looking to make their own stamp on a well located characterful cottage.

The property in brief comprises of; a ground floor entrance hall with stairs leading to the basement, open plan lounge and dining area, kitchen with side door access to the rear yard/garden. To the first floor the property offers two bedrooms and a three piece bathroom, on the second floor this property benefits from two further bedrooms with the front benefitting from sea and town views.

Outside to the rear is an enclosed rear garden/yard.

Located within the characterful, cobbled Old Town of Scarborough the property is a short two minute walk from Scarborough's South Bay and Harbor. The property has excellent access to a wide range of amenities and attractions including the indoor market, Scarborough Castle, The Harbor, Scarborough's beautiful South Bay and beach to name a few plus a wide range of eating and drinking establishments.

To arrange a viewing or for further information, please call CPH today on 01723352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION

BASEMENT
14'5" x 11'1" max

GROUND FLOOR

Entrance Hall

Lounge
12'1" x 11'9" max

Dining Room
10'9" x 7'2" max

Kitchen
17'4" x 6'6" max

FIRST FLOOR

Bedroom 1
13'1" x 12'1" max

Bedroom 3
11'1" x 7'10" max

Bathroom
5'10" x 5'2" max

SECOND FLOOR

Bedroom 2
15'1" x 12'1" max

Bedroom 4
10'9" x 7'6" max

Externally

To the rear of the property lies a private enclosed rear yard/garden.

Details Prepared
AB210624

Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

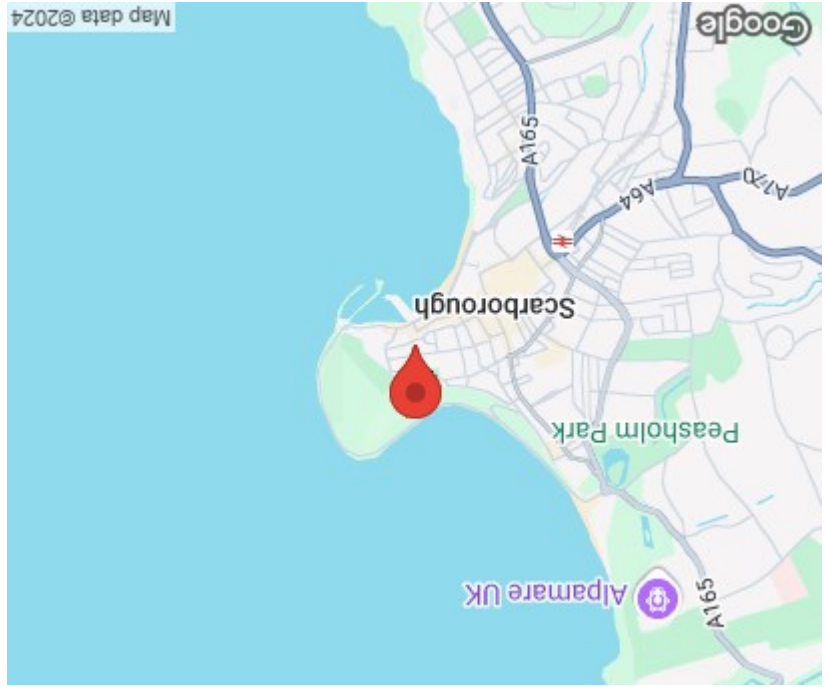
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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

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		
Not energy efficient - higher running costs		
Current	57	
Potential	83	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements taken on the premises. This plan is for illustrative purposes only and should be used as a guide only. Doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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TOTAL FLOOR AREA : 1343 sq.ft. (124.7 sq.m.) approx.

