



76 Longwestgate, Scarborough YO11 1RG
Offers In The Region Of £220,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Characterful Grade II Listed End Terraced Cottage
- Three Bedrooms Two Bathrooms & Lawned Rear Garden
- Sea and Castle Views From Upper Floor
- Popular Old Town Location Therefore Ideal Holiday Home/Rental
- No On-Ward Chain

This CHARACTERFUL, GRADE II LISTED, HISTORIC GEORGIAN TOWNHOUSE is offered to the market in excellent order. 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 castle and far reaching sea views from the upper floors.

The accommodation is set over four floors, briefly comprising of, to the lower level a generous basement/cellar store room currently used as a workshop with light and power and private entrance door from the front, also Ideal for bicycle storage. To the ground floor the entrance door is located at the side of the property to an entrance hall with stairs leading to the first floor landing and doors to a generous feature lounge with exposed wood flooring and feature fireplace plus to the rear a modern breakfast kitchen with access out to the lawned and walled rear garden. To the first floor a generous landing with feature staircase leads to the second floor with two further bedrooms of which one is a generous master bedroom to the front and the second to the rear with further door to a modern en-suite shower room. To the second floor a generous landing/study area provides access to a further shower room and a further feature double bedroom with pitched ceiling and exposed beams, with superb open aspect sea and castle views.

This Georgian home offers a wealth of original features including sash windows, exposed wood flooring to much of the property, feature fireplaces, traditional staircase with spindles and some exposed beams.

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.

Viewings can be arranged through our friendly office team on 01723 352235 or via our website.





ACCOMMODATION

BASEMENT LEVEL

Cellar/Sore/Workshop
16'7" x 13'7" (16'9" x 13'5")

GROUND FLOOR

Entrance Hall

Lounge
17'1" x 14'9"

Kitchen
12'6" x 10'2"

FIRST FLOOR

Landing

Bedroom One
14'5" x 14'5"

Bedroom Two
10'2" x 8'10"

En-Suite Shower Room
9'10" max x 5'7" max

SECOND FLOOR

Landing/Study Area
15'1" max x 10'6" max

Bedroom Three
14'5" x 13'1" max

Shower Room
6'3" x 5'3"

Outside

To the front of the property is a courtyard with door to the cellar/workshop. There is also a path leading down the side of the property to the front door and round to the rear garden. The rear garden is laid mainly to lawn with planted borders and gated access to the side.

Details Prepared:
AB240924



Interested? Get in touch:

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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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as a guarantee or for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency can be given.

