







## 32 Longwestgate

Scarborough, Scarborough

- FIVE/SIX BEDROOM SEMI-DETACHED HOUSE
- GARDEN, YARD & WORKSHOP/STORAGE
- POPULAR OLD TOWN LOCATION
- SEA, COASTLINE AND TOWN VIEWS
- IDEAL INVESTMENT/RENOVATION PROJECT

We are delighted to present this imposing five/six bedroom semi-detached house, ideally positioned in the heart of the popular Old Town.

This substantial property offers flexible accommodation across multiple floors, providing ample space for family living or a lucrative investment opportunity. The layout features a generous selection of reception rooms, each with its own unique character and potential, while the spacious bedrooms offer comfortable retreats with impressive sea, coastline, and town views from various vantage points. The property's traditional charm is evident throughout, with high ceilings and period details adding to its sense of grandeur. A versatile room on the third floor could serve as a sixth bedroom, home office, or additional living area, perfectly catering to modern lifestyles. The well-proportioned kitchen area is ready for transformation into the heart of the home, while the adjoining spaces present exciting possibilities for renovation and personalisation.

Located within easy reach of Old Town's vibrant amenities, independent shops, and well-regarded schools, this property offers both convenience and a desirable coastal lifestyle. Whether you are seeking a spacious family home or a rewarding project, this residence is brimming with potential. Early viewing is highly recommended to appreciate all that this exceptional home has to offer.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).

Council Tax band: B







## GROUND FLOOR

### Living Room

12' 6" x 14' 5" (3.80m x 4.40m)

### Dining Room

12' 6" x 11' 2" (3.80m x 3.40m)

### Kitchen

14' 9" x 6' 7" (4.50m x 2.00m)

### Utility

7' 7" x 5' 7" (2.30m x 1.70m)

## FIRST FLOOR

### Bedroom 1

12' 2" x 11' 2" (3.70m x 3.40m)

### Bedroom 2

12' 6" x 13' 1" (3.80m x 4.00m)

### Bathroom

9' 6" x 7' 3" (2.90m x 2.20m)

### Wc

4' 3" x 4' 11" (1.30m x 1.50m)

## SECOND FLOOR

### Bedroom 3

12' 6" x 12' 2" (3.80m x 3.70m)

### Bedroom 4

12' 6" x 9' 10" (3.80m x 3.00m)

### Bedroom 5

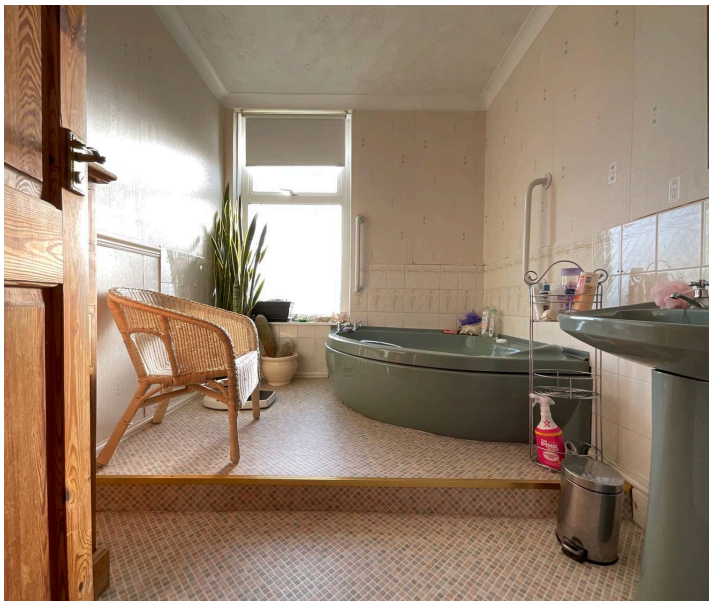
9' 2" x 8' 2" (2.80m x 2.50m)

## THIRD FLOOR

114' 10" x 17' 1" (35.00m x 5.20m)

## HMRC DISCLAIMER

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.







TOTAL FLOOR AREA : 1713 sq.ft. (159.1 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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*Interested?*

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With you every step of the way



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