

colin ellis

## Castle Road, Scarborough, YO11 1XA

Situated in the heart of Scarborough, this impressive terraced townhouse offers a unique opportunity for both homebuyers and investors. With five spacious bedrooms and three well-appointed bathrooms, this property is perfect for families or those seeking a holiday retreat.

The two inviting reception rooms provide ample space for relaxation and entertainment, making it easy to host gatherings. The layout of the house is thoughtfully designed to maximise functionality, ensuring that every corner of the home is utilised to its fullest potential.

Currently operating as a successful holiday let, this property presents an excellent investment opportunity for those looking to enter the lucrative rental market. Its prime location in the town centre means that residents and guests alike can easily access local amenities, shops, and the stunning coastline that Scarborough is renowned for.

Whether you are searching for a family home or a property with income potential, this townhouse on Castle Road is a must-see. With its blend of space, convenience, and charm, it is sure to appeal to a wide range of buyers.

Offers Over £240,000





## ADDITIONAL INFORMATION

Our vendors have informed us that the property was refurbished in 2014 and the following works were carried out:

- \* Roof was stripped, re-slatted and insulated to the current Building Regulations Standards
- \* The previous single glazed windows were replaced with uPVC double glazed windows
- \* Gas central heating was installed
- \* The rear walls were insulated
- \* The ground floor timber floor was replaced with a timber floor
- \* A new bathroom was created at third floor level
- \* All three shower/bathrooms were refitted and tiled
- \* Most of the walls and ceilings were re-plaster boarded and skimmed
- \* New window boards, panelling and fire doors were installed, together with emergency lighting, smoke detectors in every bedroom, lounge, hall, landings and a heat detector in the kitchen
- \* The whole house was re-plumbed and rewired at the time

## PROPERTY DESCRIPTION

The property briefly comprises; Ground Floor, bay fronted dining room, kitchen, utility and shower room. First Floor, bay fronted living room, bedroom and bathroom. Second Floor, three bedrooms and bathroom. Third Floor, two bedrooms. Externally there is a courtyard entrance and to the rear is a gated yard.

### DINING ROOM

5.19 x 3.77 (17'0" x 12'4")

### KITCHEN

4.31 x 3.10 (14'1" x 10'2")

### UTILITY

2.48 x 1.65 (8'1" x 5'4")

### SHOWER ROOM

2.20 x 1.64 (7'2" x 5'4")

### FIRST FLOOR

#### LIVING ROOM

5.20 x 5.03 (17'0" x 16'6")

#### BEDROOM

4.45 x 3.07 (14'7" x 10'0")

#### BATHROOM

2.28 x 1.68 (7'5" x 5'6")

### SECOND FLOOR

#### BEDROOM

3.08 x 4.37 (10'1" x 14'4")

#### BEDROOM

2.92 x 4.50 (9'6" x 14'9")

#### BATHROOM

1.95 x 4.49 (6'4" x 14'8")

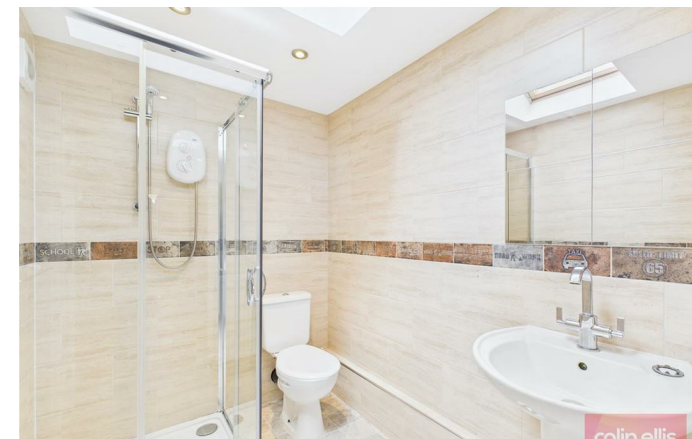
### THIRD FLOOR

#### BEDROOM

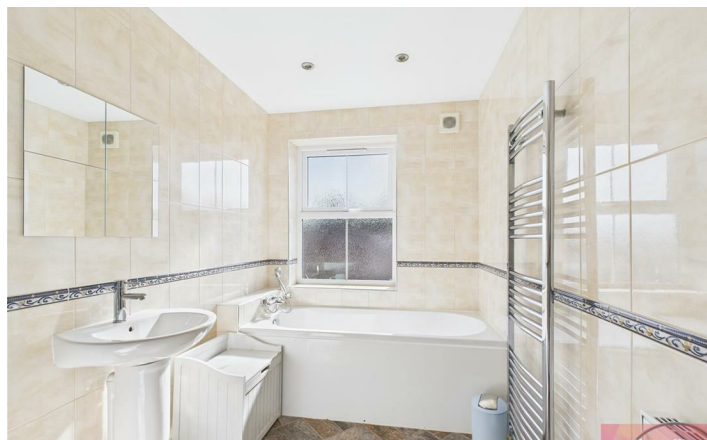
5.05 x 4.48 (16'6" x 14'8")

#### BEDROOM

3.13 x 4.45 (10'3" x 14'7")









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