

BROOK COTTAGE, 36 HOLBECK AVENUE SCARBOROUGH



A distinctive period property, in need of restoration or redevelopment, occupying a plum position within the well-regarded area of South Cliff, only a moments' walk from the Esplanade.

1,356 square feet of accommodation over two floors.

Ground Floor: Entrance Hall - Sitting Room – Dining Room – Breakfast Kitchen – Cloakroom – Room with en-suite wet room

First Floor: Up to three bedrooms – former bathroom – box room

Large and private plot of 0.28 acres with mature gardens and ample parking

No Onward Chain

GUIDE PRICE £350,000

A 1930s former carriage house set within large, private grounds within a quiet corner of South Cliff. Brook Cottage is in need of improvement throughout and offers huge potential to create a comfortable and quirky home, although given the size of the plot and position there could well be scope for further redevelopment on the site, subject to all necessary planning consents and permissions.

Brick built under a rosemary tiled roof; Brook Cottage provides accommodation over two floor and amounts to 1,356 square feet in total. In brief the house provides the following: entrance hallway, dual aspect dining room and a large main reception rooms with an open aspect to the front. Breakfast kitchen to the rear fitted with a modern range of units and appliances, cloakroom and occasional bedroom with adjoining wet-room. On the first floor there are up to three bedrooms, one with a lovely direct view towards the sea, the former bathroom with plumbing still in situ and a box storage room or study. There is plenty of scope to reconfigure the layout to suit an individual purchasers needs.

Brook Cottage sits in a large plot of 0.28 of an acre and is set well back from Holbeck Avenue, behind mature hedge work providing a high degree of privacy. The grounds are well established and offer mature garden, off-street parking and a large area of hard standing to the rear.



LOCATION

Brook Cottage is situated within South Cliff, a sought after part of Scarborough typified by its variety of high-end individual properties and its proximity both to the highly regarded South Cliff Golf Course and independent school Scarborough College. Scarborough's attractions are manifold and include: two spectacular sandy beaches, extensive twelfth century castle ruins, fishing harbour & lighthouse. The town is well served with amenities and lies on the eastern boundary of the North York Moors National Park. Culturally, Scarborough is the home of the Stephen Joseph Theatre, where Sir Alan Ayckbourn was for many years the resident director. County cricket is played in the town in summer.

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

uPVC front door. Windows to the rear and side. Stairs to the first floor with fitted under-stairs storage cupboard. Coats cupboard. Telephone point. Radiator. Wall lights.



KITCHEN

3.00 m (9'10") x 2.40 m (7'10")

Range of matching base and wall units with granite effect worktops incorporating a single bowl stainless steel sink unit. Integrated electric oven. Four ring induction hob with extractor overhead. Washing machine point. Radiator. Windows to the rear and side. Half glazed uPVC door outside.



DINING ROOM

4.80 m (15'9") x 3.55 m (11'8")

Curved bay window to the front. Casement window to the side. Recess housing the gas fire. Radiator. Fitted corner cupboard.



SITTING ROOM

6.27 m (20'7") x 4.60 m (15'1")

A large, double aspect reception room. Two radiators. Feature fireplace. Television point.



CLOAKROOM

1.40 m (4'70") x 1.24 m (4'1")

Low flush WC. Pedestal wash hand basin. Window to the side.

ROOM WITH EN-SUITE WET ROOM

3.80 m (12'6") x 2.20 m (7'3") plus

1.96 m (6'5") x 1.42 m (4'8")

Radiator. Door to wet room. Wall hung wash hand basin. Shower. Fully boarded walls. Chrome heated ladder towel rail. Window to the rear. Extractor fan. Recessed lights.



BEDROOM TWO

5.00 m (16'5") x 3.20 m (10'6")

Window to the rear. Radiator. Pair of storage cupboards.



BEDROOM THREE

3.60 m (11'10") x 2.93 m (9'7")

Window to the rear.



FIRST FLOOR

LANDING

Sky light. Storage area.

BEDROOM ONE

5.00 m (16'5") x 3.37 m (11'1")

Window to the front. Radiator. Pair of storage cupboards.



FORMER BATHROOM

3.00 m (9'10") x 2.00 m (6'7")

Plumbing. Window to the side.

BOX ROOM

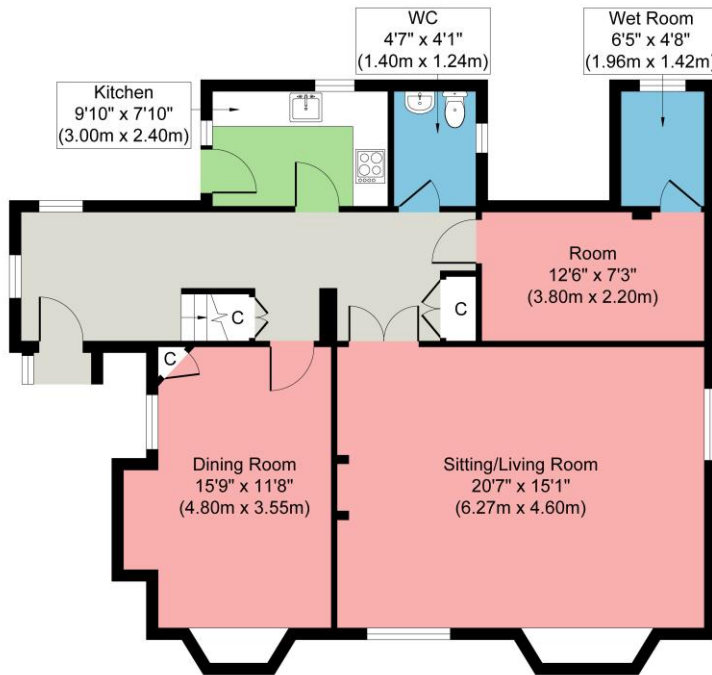
1.80 m (5'11") x 1.30 m (4'3")

Window to the side.

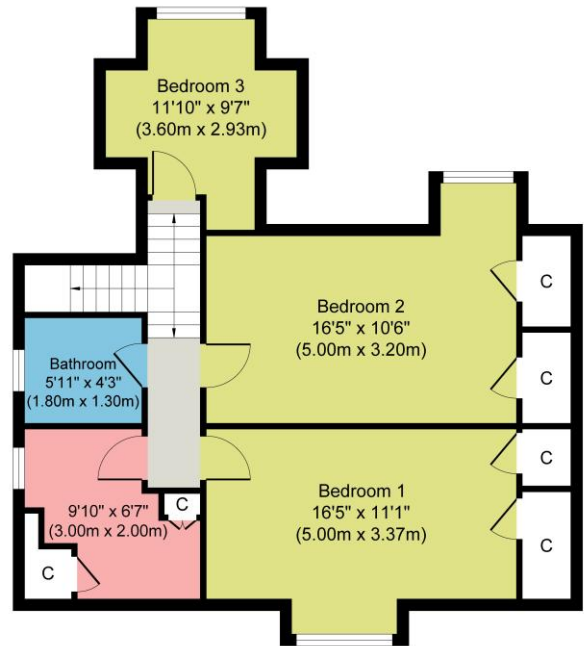
OUTSIDE

Brook Cottage stands well back from the street and faces directly down Holbeck Avenue looking down towards Holbeck Hill and the sea beyond. Set in a large and sheltered plot of 0.28 acres in total. Brook Cottage's grounds are well established and private in nature, sitting behind high mature hedge work and timber double gates. The lengthy driveway runs through the middle of the plot, with lawned gardens to both sides. There is a generous level of parking to the front and a further area of hardstanding to the rear





Ground Floor
Approximate Floor Area
932 sq. ft
(86.54 sq. m)



First Floor
Approximate Floor Area
731 sq. ft
(67.95 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION

Services: Mains water, gas, drainage and electricity. Central heating is gas-fired
 Council Tax: Band E.
 EPC: Current D/56 Potential C/73
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Post Code: YO11 2XQ

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

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