



Longwestgate, , Scarborough, YO11 1RQ

- SUCCESSFUL HOLIDAY LET
- THREE BEDROOMS
- LOW MAINTENANCE OUTDOOR SPACE
- DESIRABLE LOCATION
- THREE RECEPTION ROOMS
- EPC RATING: D

Offers In Excess Of £300,000



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DESCRIPTION

Hunters Exclusive are excited to bring to the market this CHARMING HOLIDAY COTTAGE located in the HIGHLY DESIRABLE OLD TOWN of Scarborough. Offering SPECTACULAR SEA VIEWS, THREE BEDROOMS, TWO BATHROOMS and THREE RECEPTION ROOMS and is within walking distance to THE SOUTH BAY BEACH, this WELL-PRESENTED property offers a fantastic opportunity for those seeking a SEASIDE RETREAT or INVESTMENT OPPORTUNITY and is CURRENTLY RUNNING AS A SUCCESSFUL HOLIDAY LET BUSINESS!

This bright and airy abode briefly comprises of: spacious living room benefiting from sea views and a feature fireplace, second reception room again with feature fireplace, fitted kitchen and dining room. To the first floor you are presented with two generous sized bedrooms, one with sea views and family shower room. To the second floor you are welcomed by a further spacious bedroom offering sea views, storage cupboard and family bathroom with four piece suite. To the outside there is a low maintenance rear yard with space ideal for entertaining and store shed with plumbing for an outdoor WC.

This home provides easy access to the sandy shores and refreshing sea breeze. The location is ideal for those who appreciate the tranquillity of coastal living. You will find the property affords excellent access to a wide range of amenities and attractions including local shops, the recently refurbished indoor market hall, Scarborough town centre itself, Scarborough castle, not to mention both Scarborough's North and South Bay's.

This is not one to miss, call now to arrange a viewing!



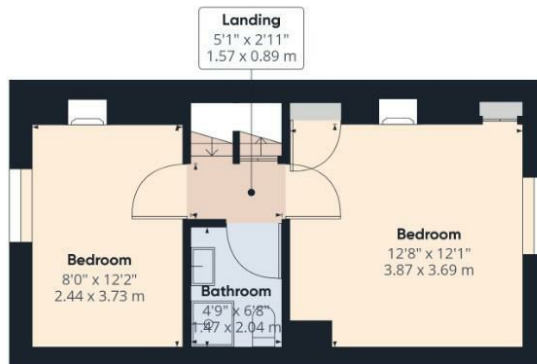




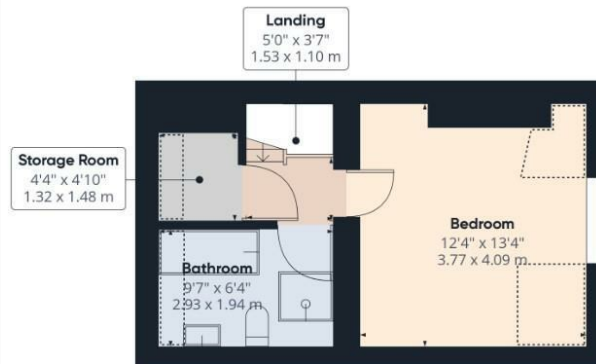
Ground Floor



Floor 1



Floor 2



Floor 3

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾
1245.98 ft²
115.76 m²

Reduced headroom
43.33 ft²
4.03 m²

(1) Excluding balconies and terraces

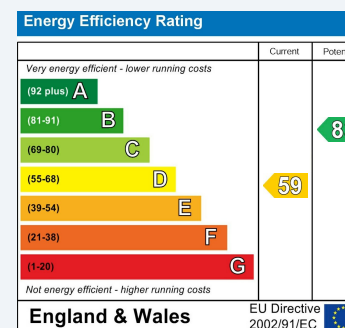
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact scarborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.