

CPH ESTATE AGENTS & CHARTERED SURVEYORS *For over 30 years*

6 Castle Crescent, Scarborough

Fixed Price £325,000







- IMPOSING THREE BEDROOM GRADE II LISTED COTTAGE
- SET OVER FOUR FLOORS
- VERSATILE LIVING ARRANGEMENTS
- MASTER BEDROOM WITH EN-SUITE AND WARDROBE
- STUNNING SEA VIEWS OVER SCARBOROUGH'S HARBOUR
- LOW-MAINTENANCE GARDENS
- NESTLED IN SCARBOROUGH'S SOUGHT AFTER OLD TOWN

We are delighted to present this imposing three bedroom Grade II listed cottage, set over four floors and nestled in Scarborough's highly sought after Old Town.

This elegant property offers versatile living arrangements, effortlessly blending period charm with modern comforts. The heart of the home is a spacious living area, thoughtfully designed to showcase the stunning sea views over Scarborough's picturesque harbour, creating a light and airy ambience throughout. The well-appointed kitchen provides ample space for culinary pursuits and family dining, while the flexible layout allows for a home office or additional reception space if desired. The impressive master bedroom boasts its own en-suite and a fitted wardrobe, offering a tranquil retreat with further breathtaking views. Two additional bedrooms are well-proportioned, ideal for family, guests, or creative use. Finished to a high standard, the cottage is perfect for those seeking a characterful home with contemporary touches in a vibrant coastal setting.

Conveniently located within easy reach of local amenities, popular schools, and Scarborough's charming seafront, this unique property combines historical elegance with every-day practicality. Early viewing is highly recommended to fully appreciate the exceptional lifestyle opportunity this home presents.







LOWER GROUND FLOOR

Bedroom Three/Reception Room 15' 1" x 12' 2" (4.60m x 3.70m)

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

GROUND FLOOR

Entrance Vestibule & Hallway

Bedroom Two/Reception Room 12' 6" x 12' 2" (3.80m x 3.70m)

Shower Room 10' 2" x 7' 7" (3.10m x 2.30m)

Utility 6' 7" x 3' 7" (2.00m x 1.10m)

FIRST FLOOR

Landing 10' 2" x 5' 11" (3.10m x 1.80m)

Lounge/Bedroom 15' 5" x 12' 6" (4.70m x 3.80m)

Kitchen 10' 2" x 9' 6" (3.10m x 2.90m)

SECOND FLOOR

Landing 10' 2" x 5' 11" (3.10m x 1.80m)

Master Bedroom 15' 5" x 12' 6" (4.70m x 3.80m)

En-Suite to the Master Bedroom 9' 10" x 9' 2" (3.00m x 2.80m)

Wardrobe 6' 3" x 5' 7" (1.90m x 1.70m)

HMRC

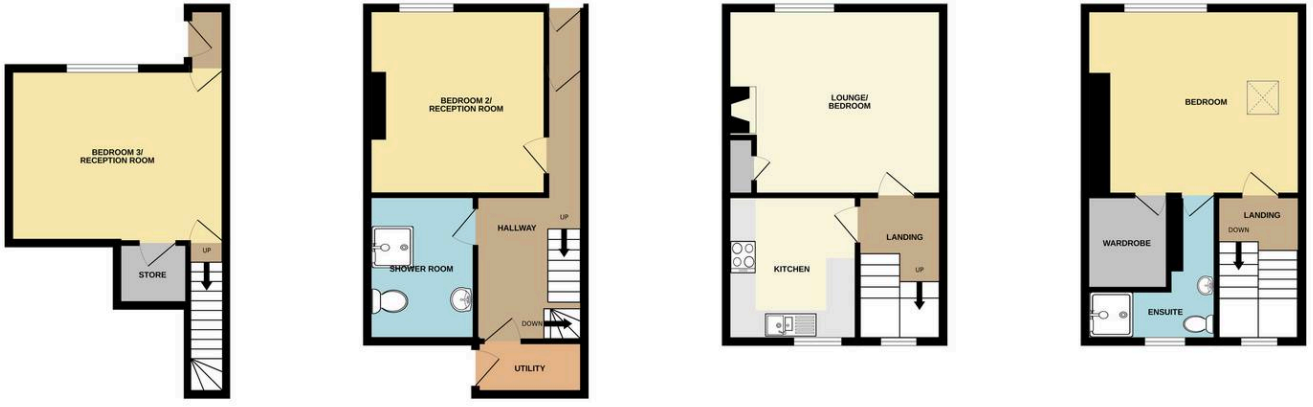
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

LOWER GROUND FLOOR
243 sq.ft. (22.6 sq.m.) approx.

GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.

FIRST FLOOR
344 sq.ft. (31.9 sq.m.) approx.

SECOND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 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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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