



colin ellis

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Church Beck Cottages, Scarborough, YO13 0AG

Guide Price £230,000

Situated in one of Scarborough's most sought-after village locations, this spacious three-bedroom semi-detached home offers an exciting opportunity for buyers looking to modernise and create a superb family residence.

Occupying a corner plot, the property enjoys wrap-around mature gardens that provide privacy and feature an abundance of established trees, shrubs and flowering plants. A particularly attractive feature is the ornamental pond with Japanese-style bridge and pergola, creating a unique outdoor setting.



PROPERTY DESCRIPTION

Internally, the accommodation briefly comprises an entrance hall with ground floor WC/wet room, a front-facing living room, separate dining room, fitted kitchen with breakfast island and a useful sun room overlooking the rear garden.

To the first floor are three bedrooms together with a family bathroom with bath and separate shower.

Although the property would now benefit from cosmetic updating and refurbishment throughout, it provides an excellent blank canvas for purchasers wishing to add their own style.

Externally, the property benefits from a single garage and mature gardens occupying a corner plot. The wrap-around gardens offer privacy and include a wealth of established planting together with an ornamental pond and pergola. Beyond the garden are pleasant open views towards surrounding countryside, further enhancing the property's village setting.

This is a rare opportunity to acquire a home with generous outside space in the ever-popular village of Cloughton. Ideally positioned for access to Scarborough, Whitby, the North York Moors National Park and the Yorkshire coastline. Early viewing is highly recommended.

LIVING ROOM

4.13 x 3.14 (13'6" x 10'3")

DINING ROOM

3.79 x 3.15 (12'5" x 10'4")

KITCHEN

4.15 x 3.27 (13'7" x 10'8")

SUN ROOM

2.95 x 4.38 (9'8" x 14'4")

WC/WET ROOM

1.64 x 1.12 (5'4" x 3'8")

BEDROOM

3.41 x 3.23 (11'2" x 10'7")

BEDROOM

2.82 x 3.28 (9'3" x 10'9")

BEDROOM

2.54 x 3.24 (8'3" x 10'7")

BATHROOM

1.93 x 2.30 (6'3" x 7'6")







Approximate total area⁽¹⁾
 1114 ft²
 103.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Church Beck Cottages - 18621988
Council Tax Band - C
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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