



## Tollergate, , Scarborough, YO11 1RR

- Five-bedroom mid-terrace home set within Scarborough's sought-after Old Town
- Spacious dining room opening into a cosy lounge with multi-fuel burner
- Enclosed rear courtyard with mature planting and summerhouse
- Just moments from South Bay Beach and local amenities
- Modern fitted kitchen with integrated oven and gas hob plus ground floor WC
- Ideally located for the town centre and Scarborough Castle

**£295,000**



# Tollergate, , Scarborough, YO11 1RR

## DESCRIPTION

Situated along a picturesque cobbled street in Scarborough's highly desirable Old Town, Hunters Estate Agents are delighted to present this substantial five-bedroom mid-terrace home. Just moments from everyday amenities and the beautiful South Bay Beach, the property benefits from gas central heating and a charming enclosed rear courtyard — perfectly suited to family living in a vibrant coastal setting.

The accommodation opens via a welcoming entrance hallway leading into a spacious dining room, which connects through double doors to a comfortable lounge featuring a characterful multi-fuel burner with feature surround. The contemporary kitchen is fitted with a range of modern base and wall units, incorporating an integrated oven and gas hob. A useful ground floor WC with wash hand basin completes this level.

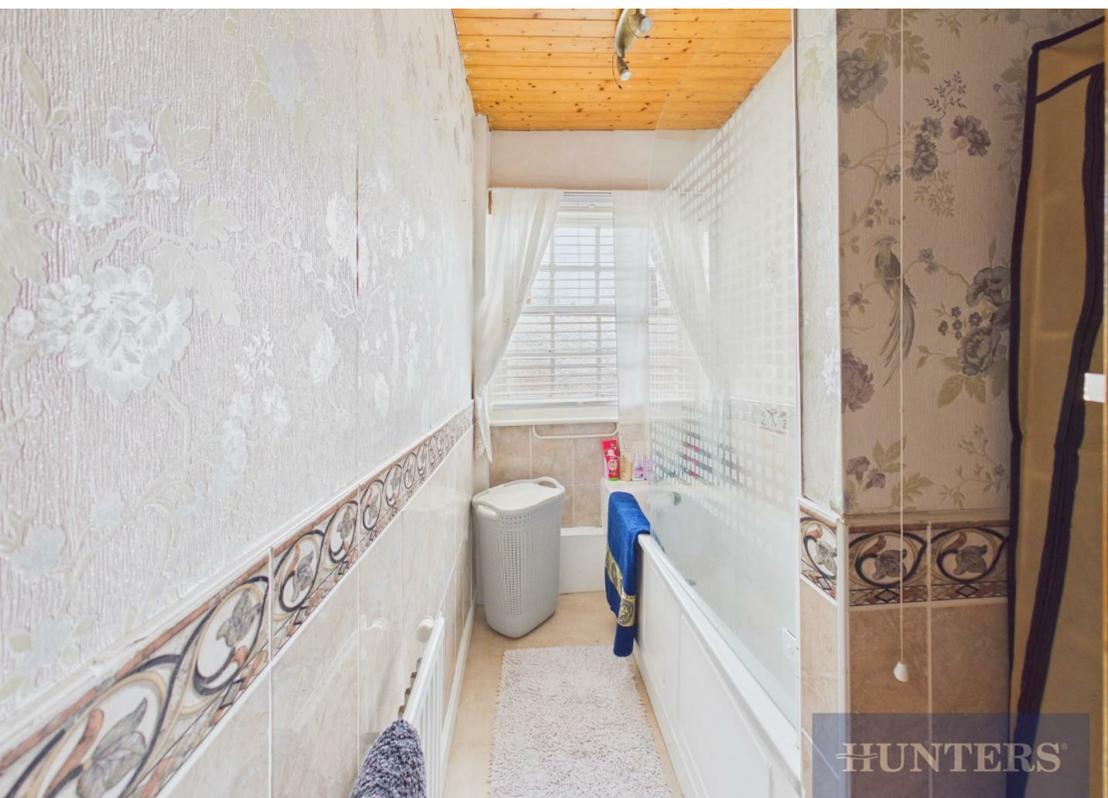
To the first floor are three bedrooms, two doubles (both with built-in storage, one including a wash basin) and a single bedroom alongside a family bath/shower room and a separate WC with wash hand basin. The second floor provides two further well-proportioned bedrooms.

Externally, the enclosed rear courtyard offers a private and low-maintenance outdoor space, featuring mature planting and a delightful summerhouse ideal for relaxing or entertaining.

Perfectly positioned between Scarborough's North and South Bays in the heart of the historic Old Town, the property is within easy reach of Scarborough Castle, the town centre, and the South Bay promenade.

Early viewing is highly recommended to fully appreciate the space, character, and location on offer. Please contact the Hunters sales team to arrange an appointment.







Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1171 ft<sup>2</sup>  
108.9 m<sup>2</sup>

Reduced headroom

23 ft<sup>2</sup>  
2.1 m<sup>2</sup>

(1) Excluding balconies and terraces

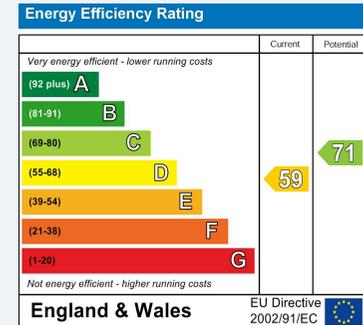
Reduced headroom  
----- Below 5 ft/1.5 m

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



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