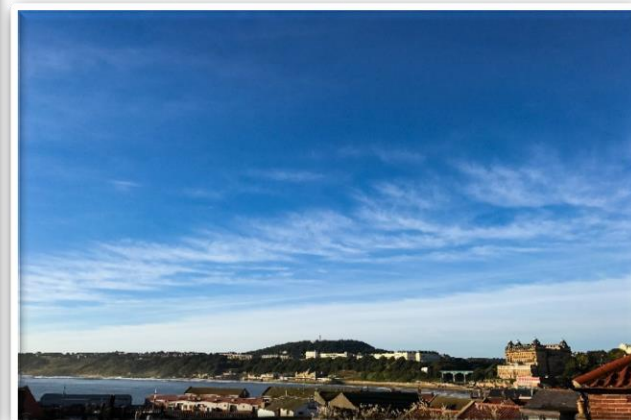


EAST SANDGATE SCARBOROUGH YO11 1PR £374,950



East Sandgate – Property Number 109440



A magnificent Grade II listed town house which is believed to date back to circa 1700's and is situated within the historic Old Town of Scarborough. This three bedroom property is in the enviable position of having stunning sea views and a garage with parking for approximately 4 vehicles. The present owners have now decided to allow someone else to enjoy what this house has to offer after residing there for nearly 29 years.

It is rare to find properties in this location that offer parking and sea views yet so close to the harbour and all other sea front amenities. The ground floor accommodation briefly comprises entrance hallway, dining room and kitchen. On the lower ground floor there is a study with 2 walk-in store rooms. On the first floor there is a lounge with door opening onto the balcony, master bedroom with en-suite bathroom / W.C. On the top floor there are two double bedrooms and a bathroom / W.C. Outside the property has an enclosed courtyard style garden with access to the out building and garage. A very rare opportunity and viewing is a must to fully appreciate the charm and character that this house has to offer.



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RENT REVIEWS



PROPERTY MANAGEMENT
VALUATIONS FOR TAX PURPOSES



East Sandgate – Property Number 109440



LOCATION

Ideally situated towards the junction of Tuthill and East Sandgate, you really will benefit from the best of both worlds, being within close proximity to the iconic Scarborough sea front where you can enjoy the hustle and bustle of the vibrant restaurants and marina to the historic charm of the Old Town. What makes this property extra special is the ample parking, which is a very rare find in this Old Town location.

From Scarborough Railway Station, proceed down Northway, turn right onto Victoria Road, continue onto Castle Road, after St Marys Church turn right onto Castlegate with East Sandgate a continuation as you start to approach the harbour. This property is situated on the left hand side.

ENTRANCE HALLWAY

Door opening to the hallway with stairs leading to the upper and lower floors, radiator.



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DINING ROOM

13'0" x 11'3" [3.96m x 3.43m]
Timber colonial sash window, panelled walls to part, recess bookcase, radiator, gas fire.

KITCHEN

14'6" x 5'8" [4.42m x 1.73m]
Galley kitchen with a range of base and wall units with ceramic kitchen sink, coordinating worktop, timber colonial sash window with sea views.

LOWER GROUND FLOOR

STUDY

13'5" x 12'7" [4.09m x 3.84m]
Timber colonial window, stable door opening onto enclosed garden, exposed beam ceiling, radiator.

STORE CUPBOARD

13'5" x 3'7" [4.09m x 1.09m]
Arranged as two store cupboards with panel doors to each.

FIRST FLOOR

LOUNGE

13'2" x 11'9" [4.01m x 3.58m]
Glazed panel door opening onto a spacious decked balcony with views of



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lighthouse and beyond, period panel walls, solid fuel open fire with feature tiled surround, exposed timber beam ceiling, radiator.

MASTER BEDROOM

17'2" x 12'0" [5.23m x 3.66m]

Timber colonial windows to the front with the rear enjoying sea views, fitted wardrobes and overhead units, exposed timber beam ceiling, radiator.

EN-SUITE BATHROOM

8'3" x 5'6" [2.51m x 1.68m]

Timber colonial window, low flush WC, wash basin, bath, electric shower, part tiled walls.

SECOND FLOOR

Spacious landing with exposed timber beams, colonial timber window to dormer with sea views.

BEDROOM TWO

18'0" x 9'8" [5.49m x 2.95m]

Timber colonial window to dormer with sea views, exposed timber beams, radiator.



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BEDROOM THREE

18'0" x 10'1" [5.49m x 3.07m]

Timber colonial window to dormer with sea views, exposed timber beams, radiator.

BATHROOM / W.C.

11'9" x 10'0" [3.58m x 3.05m]

L-shaped family bathroom with exposed timber beams to the ceiling, roof light, bath, low flush WC, wash basin, radiator, part tiled walls.

OUTSIDE

To the rear is an enclosed courtyard style garden with access to the attached outbuilding. To the side are steps leading up to the paved open garage.

From the lounge is a decked balcony that runs the full width of the house which would be great for outdoor entertaining with stunning sea views.

OUTBUILDINGS

Attached single storey brick built out building with a clay pan tile roof.

GARAGE

Electric up and over door to the front that opens up to a wider double garage which can accommodate approximately four vehicles.

EPC RATING

F

RESIDENTIAL 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.



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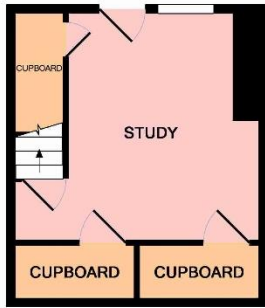


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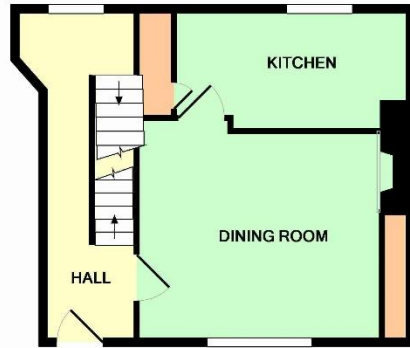


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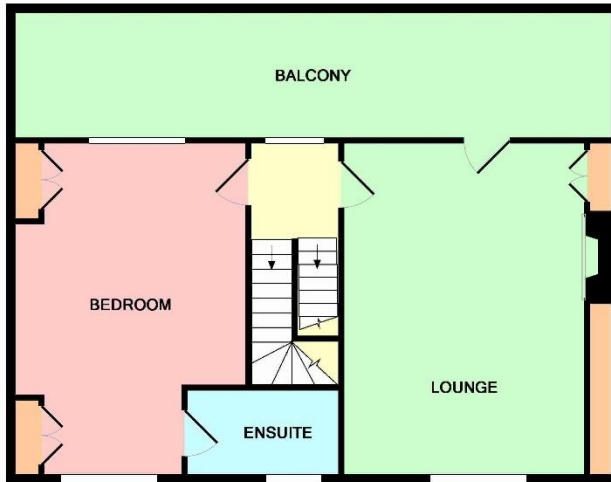
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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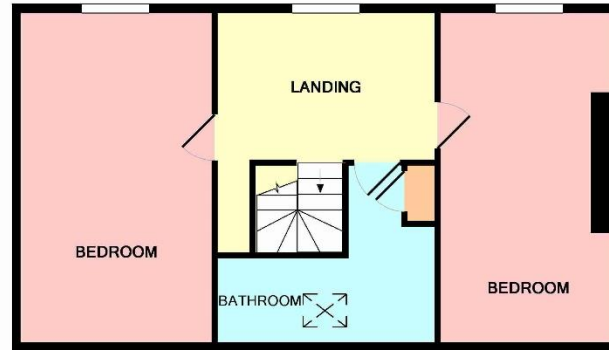
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR

For further details please contact
Colin Ellis Property Services
49 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1BD
Tel: 01723 363565



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