



CPH

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*For over 30 years*

31 Castlegate, Scarborough  
Offers Over £230,000





- CHARACTERFUL THREE BEDROOM TERRACED HOME
- GRADE II LISTED
- LOW MAINTENANCE REAR YARD & SEA VIEWS
- POPULAR OLD TOWN LOCATION
- NO ONWARD CHAIN
- THREE RECEPTION ROOMS & GROUND FLOOR WC

We are delighted to present this characterful Grade II listed three bedroom terraced home, ideally situated in the highly sought-after Old Town location and offered with no onward chain.

This charming property boasts an abundance of period features and a versatile layout, making it a wonderful opportunity for families or those seeking a spacious and inviting residence. Upon entering, you are greeted by three generous reception rooms that provide flexible living and entertaining spaces, ideal for both relaxing and hosting guests. The well-appointed kitchen flows seamlessly into the dining area, while a convenient ground floor WC adds to the practicality of the home. Upstairs, three well-proportioned bedrooms offer comfortable accommodation, with the third bedroom enjoying captivating sea views that add a unique and tranquil dimension to daily living.

The overall ambience is light and welcoming, enhanced by tasteful décor and thoughtful touches throughout. With its enviable location close to local amenities, popular schools, and transport links, this delightful home combines charm, comfort, and convenience in equal measure.

Early viewing is highly recommended to fully appreciate all that this impressive property has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







## ACCOMMODATION

### LOWER GROUND FLOOR

#### Dining Room

11' 10" x 11' 10" (3.60m x 3.60m)

#### Kitchen

8' 10" x 8' 10" (2.70m x 2.70m)

### GROUND FLOOR

#### Living Room

12' 6" x 12' 2" (3.80m x 3.70m)

#### Reception Room

10' 2" x 12' 2" (3.10m x 3.70m)

#### Utility Room

7' 3" x 5' 3" (2.20m x 1.60m)

#### Wc

2' 7" x 5' 7" (0.80m x 1.70m)

### FIRST FLOOR

#### Bedroom 1

12' 2" x 12' 2" (3.70m x 3.70m)

#### Bedroom 2

7' 3" x 8' 2" (2.20m x 2.50m)

#### Bathroom

9' 10" x 5' 7" (3.00m x 1.70m)

### SECOND FLOOR

#### Bedroom 3

21' 0" x 10' 6" (6.40m x 3.20m)

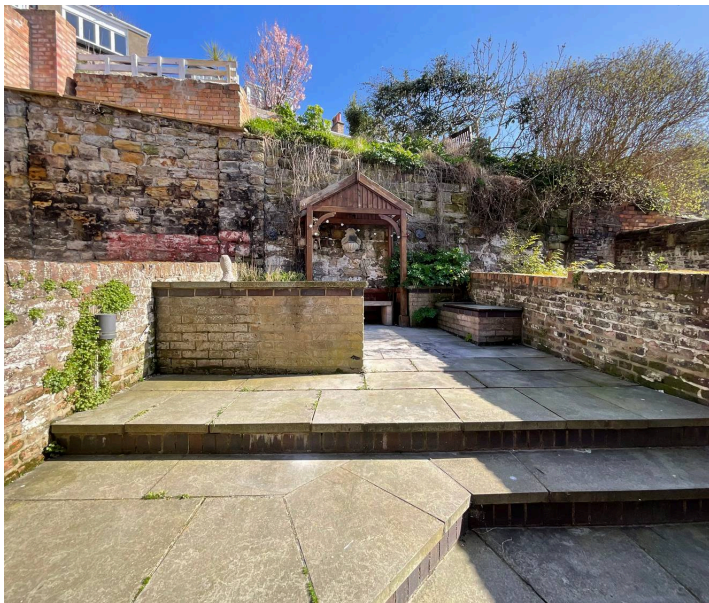
#### Externally

To the rear of the property lies a low maintenance rear yard/garden which is paved and includes a built in seating area.

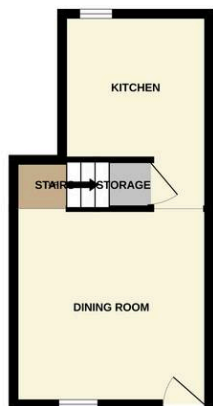
### HMRC DISCLAIMER

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.

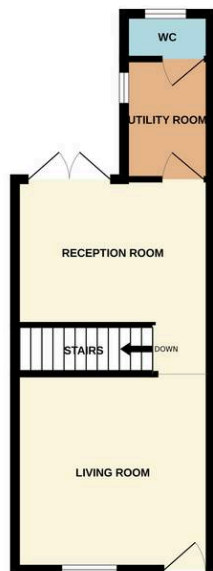
### Details Prepared



**BASEMENT**  
252 sq.ft. (23.5 sq.m.) approx.



**GROUND FLOOR**  
330 sq.ft. (30.7 sq.m.) approx.



**1ST FLOOR**  
320 sq.ft. (29.7 sq.m.) approx.



**2ND FLOOR**  
241 sq.ft. (22.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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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