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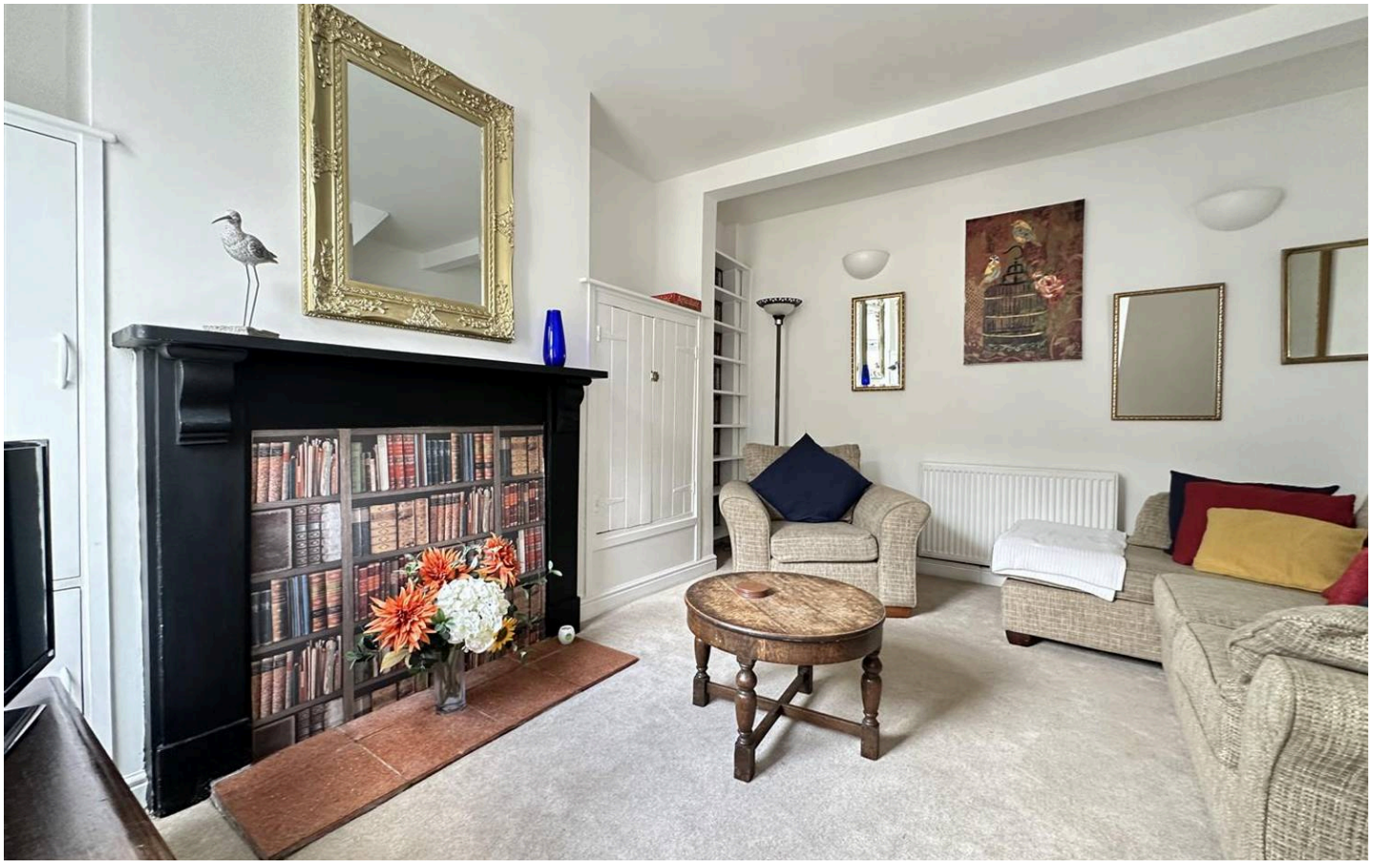
105 Longwestgate, Scarborough

Guide Price **£180,000**



105 Longwestgate

Scarborough

- WITHIN SCARBOROUGH'S DESIRABLE OLD TOWN
- SOUTH FACING REAR COURTYARD GARDEN
- SPACIOUS LIVING VIA THREE DOUBLE BEDROOMS
- OPEN ASPECT SEA VIEWS TO THE UPPER FLOORS
- STUNNING, CHARCTERFUL GRADE II LISTED COTTAGE
- EPC BAND D

Packed with CHARACTER, is this GRADE II LISTED, well-presented COTTAGE which is well laid out over FOUR FLOORS with THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS, a UTILITY ROOM, a SOUTH FACING rear courtyard and STUNNING OPEN ASPECT SEA VIEWS. The property would make for a perfect holiday home/rental property as can be offered fully furnished ready for immediate occupation. (subject to offer).

The property provides deceptively spacious living accommodation over four floors and briefly comprises on the lower ground floor of; a generous lounge and a convenient utility room. To the ground floor lies a further reception room, entrance vestibule and a modern fitted kitchen. To the first floor lies a landing with doors to a generous master bedroom and newly fitted spacious modern house bathroom with white four piece suite. To the second floor is a landing with doors leading to two further double bedrooms with the rear bedroom benefiting from the fantastic view over Scarborough's South Bay. Externally, the property benefits from a South facing low-maintenance courtyard to the rear complete with a paved patio and a brick-built store.

Situated in the Old Town district of Scarborough between both North and South Bays, this property offers easy access to a wealth of amenities and attractions with Scarborough Town Centre, South Bay Promenade and Scarborough Castle.

ACCOMMODATION:

LOWER GROUND FLOOR

Lounge
Dimensions: 13' 9'' x 11' 10'' (4.2m x 3.6m).

Utility Room
Dimensions: 5' 7'' x 4' 3'' (1.7m x 1.3m).

GROUND FLOOR

Entrance Porch

Lounge
Dimensions: 12' 6'' x 11' 2'' max (3.8m x 3.4m).

Hall

Kitchen
Dimensions: 10' 6'' x 9' 2'' (3.2m x 2.8m).

FIRST FLOOR

Landing
Dimensions: 12' 2'' x 5' 3'' (3.7m x 1.6m).

Bedroom One
Dimensions: 12' 2'' x 11' 2'' (3.7m x 3.4m).

Bathroom
Dimensions: 11' 10'' x 8' 2'' (3.6m x 2.5m).

SECOND FLOOR

Landing

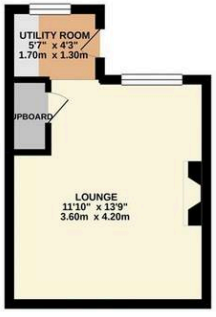
Bedroom Two
Dimensions: 12' 2'' x 10' 10'' (3.7m x 3.3m).

Bedroom Three
Dimensions: 12' 2'' x 11' 2'' (3.7m x 3.4m).

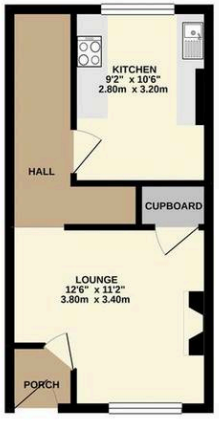
OTHER:

Gardens
The property benefits from a low maintenance gravelled yard to the rear complete with a paved patio area, a brick-built store and gated access to the rear.

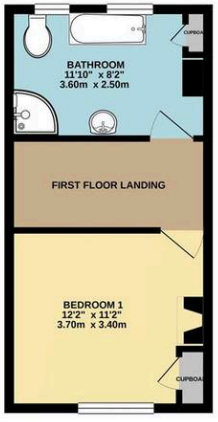
LOWER FLOOR
191 sq. ft. (17.7 sq. m.) approx.



GROUND FLOOR
300 sq. ft. (27.9 sq. m.) approx.



1ST FLOOR
299 sq. ft. (27.8 sq. m.) approx.



2ND FLOOR
300 sq. ft. (27.9 sq. m.) approx.

TOTAL FLOOR AREA : 1090 sq. ft. (101.3 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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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