

colin ellis



## Longwestgate , Scarborough, YO11 1RQ

£159,950

This three bedroomed semi detached house is well presented throughout and is located in Scarborough's Old Town close to the South Bay beach and attractions. This property would make a great family home or would be suitable as a buy to let or holiday rental. Viewing is highly recommended.



## Property Description

### PROPERTY DESCRIPTION

This three bedroomed semi detached house is well presented throughout and is located in Scarborough's Old Town, has partial sea views and is close to the South Bay beach and attractions. This property would make a great family home or would be suitable as a buy to let or holiday rental. The property comprises of a large lounge with dual aspect windows and a feature fireplace, large kitchen/breakfast room with modern fitted kitchen and access to the rear garden area, a large utility/downstairs WC with fitted cupboards. Upstairs there are three bedrooms, the main bedroom has a fitted wardrobe and views over the front of the property, the second bedroom is a double with fitted wardrobe and views over the front and the third bedroom has views over the South Bay. The family bathroom with a white three piece suite and towel warmer, this completes the accommodation. Outside at the front is a courtyard entrance with a side path leading down the rear of the property where a yard area is located and then down a few steps to the rear garden which is low maintenance. Viewing is highly recommended.

### DIRECTIONS

From Scarborough Railway Station proceed along Northway and turn right at the traffic lights onto Victoria Road, continue onto Castle Road and across the roundabout then take a right onto Auborough Street, then take a left onto Longwestgate with the property located on the right hand side.

### ENTRANCE HALL

UPVC double glazed front door leading to entrance hall with door to living room, kitchen/breakfast room and utility room.





#### **LOUNGE 17' 9" x 10' 6" (5.41m x 3.2m)**

The spacious lounge has dual aspect UPVC double glazed windows, one overlooking the front and one overlooking the rear with partial sea views, feature fireplace, coving, radiator, door to entrance hall.

#### **KITCHEN/BREAKFAST ROOM 13' 1" x 10' 2" (3.99m x 3.1m)**

Modern fitted kitchen with cream shaker style cupboards and drawers, stainless steel sink and mixer tap, built in oven, hob and extractor and space for fridge freezer, tiled splashbacks, UPVC double glazed window overlooking the rear, door to outside to the side, understairs cupboard, downlights and door to entrance hall.

#### **UTILITY/WC 6' 7" x 6' 3" (2.01m x 1.91m)**

Downstairs toilet/utility with low flush WC, range of cupboards, tiled splashbacks, wall mounted boiler, UPVC double glazed frosted window overlooking the side and door to entrance hall.

#### **LANDING**

Stairs leading the landing small area at the top with UPVC double glazed window with views over the South Bay.

#### **BEDROOM ONE 11' 10" x 9' 10" (3.61m x 3m)**

Double bedroom with built in wardrobe, UPVC double glazed window overlooking the front, radiator, ceiling light, door to landing.

#### **BEDROOM TWO 10' 6" x 9' 2" (3.2m x 2.79m)**

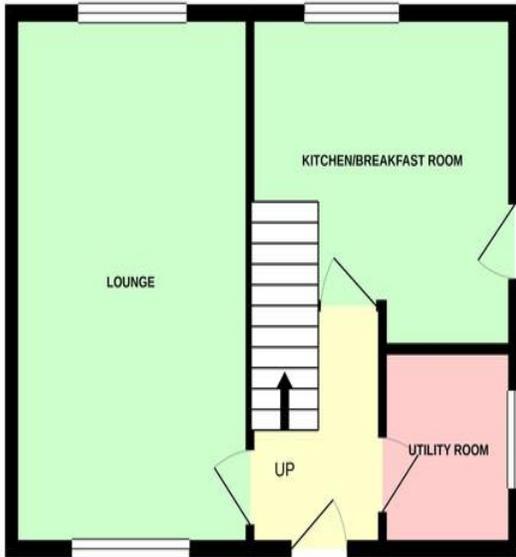
Double bedroom with UPVC double glazed window overlooking the front, built in wardrobe, radiator, ceiling light, door to landing.

#### **BEDROOM THREE 7' 10" x 7' 3" (2.39m x 2.21m)**

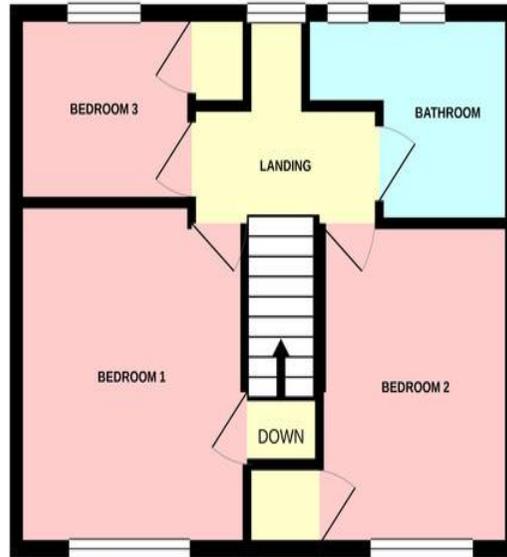
Third bedroom with UPVC double glazed window



**GROUND FLOOR**  
407 sq.ft. (37.8 sq.m.) approx.



**1ST FLOOR**  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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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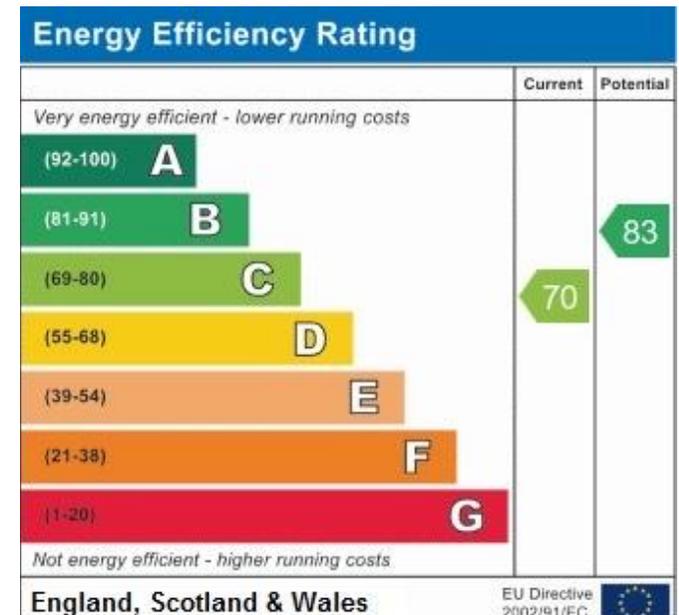
overlooking the South Bay and towards the sea, radiator, ceiling light, built in wardrobe, door to landing.

**BATHROOM 9' 10" x 5' 7" (3m x 1.7m)**

Modern bathroom with white three piece suite with shower over the bath, towel warmer/radiator, two UPVC double glazed frosted windows , part tiled walls, downlights, extractor, door to landing.

**OUTSIDE**

To the front is a courtyard entrance and a gated path leads down the side of the property. To the rear is a yard area which leads to a low maintenance garden with shed.



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.

Council Tax Band: Band B

Longwestgate - Reference Number: 10452



Tel: 01723 363565  
E-mail: info@colinellis.co.uk

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