



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49   E	50   E
21-38	F		
1-20	G		



**£160,000**

CAPTAIN'S COTTAGE, 35 LONGWESTGATE, SCARBOROUGH, YO11 1QB

- Old Town Location
- Sea Views
- Well Presented
- Two Bedrooms

AN EXTREMELY SUCCESSFUL HOLIDAY COTTAGE IN THE OLD TOWN OF SCARBOROUGH, WITH SEA VIEWS AND PRESENTED TO A GREAT STANDARD THROUGHOUT. THIS TWO BEDROOM COTTAGE, BENEFITS FROM MODERN FITTINGS YET STILL RETAINING LOTS OF CHARACTER, AND ALSO HAS THE ADDED BONUS OF A LARGE DECKED REAR GARDEN.



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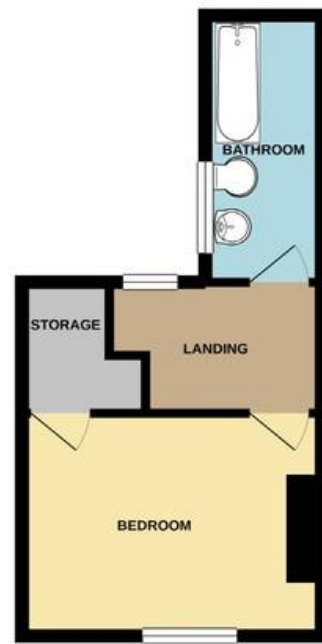
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Captain's Cottage, 35 Longwestgate, Scarborough, YO11 1QB

GROUND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR  
241 sq.ft. (22.3 sq.m.) approx.



2ND FLOOR  
174 sq.ft. (16.2 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.0 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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### Property Description

The property when briefly described comprises front facing lounge, dining room and open archway through to the kitchen to the ground floor. To the first floor is the modern bathroom and first of two double bedrooms. To the floor above is the final bedroom with some sea views. To the rear of the property is an enclosed low maintenance timber decked garden. The property is well presented throughout with modern fittings, upvc double glazing and gas central heating.



### GROUND FLOOR

LOUNGE  
12' 8" x 12' 5" (3.86m x 3.78m)

DINING ROOM  
11' 8" x 5' 7" (3.56m x 1.7m)

KITCHEN  
11' 8" x 6' (3.56m x 1.83m)

### FIRST FLOOR

LANDING

BEDROOM  
12' 2" x 10' 2" (3.71m x 3.1m)

BATHROOM  
11' 9" x 5' (3.58m x 1.52m)

### SECOND FLOOR

LANDING

BEDROOM  
13' 3" x 12' 4" (4.04m x 3.76m)

### OUTSIDE

GARDEN

