



colin ellis



Coastguard Cottages, Paradise, Scarborough, YO11 1RD

Colin Ellis welcome to the market a TWO bedroom PERIOD property set in the HEART OF Scarborough's OLD TOWN. Originally part of the old Coast Guard Station, this 1900's property has been MODERNISED whilst retaining the NATURAL CHARM of a period property. Offering a LOUNGE/DINER, MODERN kitchen, WOOD BURNER, DOWNSTAIRS W/C, FOUR PIECE BATHROOM SUITE, SEA and CASTLE views, GARDEN and PARKING. NO ONWARD CHAIN.

Guide Price - £250,000





Briefly comprising of lounge/diner with wood burner, kitchen and a downstairs w/c. The first floor offers a master bedroom with a sea view and a four-piece bathroom suite. The top floor offers a further bedroom with sea views.

The front of the property offers a low maintenance garden which has a path leading to the second garden which has lovely views across the sea and St Mary's Church and back onto the Castle.

The rear of the property offers a car parking space.

Located within the characterful, cobbled Old Town of Scarborough the property is a short walk from Scarborough's South Bay. The property has excellent access to a wide range of amenities and attractions including the indoor market, Scarborough Castle, The Harbour, The Open-Air Theatre, Peasholm Gardens, Scarborough's beautiful South Bay and beach to name a few plus a wide range and choice of eating and drinking establishments.

A fantastic opportunity to acquire a lovely home or a potential Holiday Let Investment, viewings are a must to fully appreciate the location, finish and views that this house has to offer.

LOUNGE/DINER 12' 9" x 22' 7" (3.9m x 6.9m)

With entrance door, original sash window to front, new double glazed accoya wood sash window overlooking rear, wooden floor, feature fireplace with wood burner, two double radiators and power points.



KITCHEN 5' 10" x 14' 9" (1.8m x 4.5m)

With base and wall units, wooden worktops, integrated electric oven and gas hob, space for washing machine, space for fridge freezer, inset sink unit with mixer tap, double glazed window overlooking side, entrance door and power points.



WC

With low flush WC, countertop ceramic sink, double glazed window overlooking side and double radiator.

STAIRS TO FIRST FLOOR – original panelling

BEDROOM ONE 12' 9" x 9' 6" (3.9m x 2.9m)

With new accoya wood double glazed sash window overlooking rear with sea views, wooden floor, feature fireplace, storage cupboard/ wardrobe and double radiator.



BATHROOM 9' 6" x 9' 10" (2.9m x 3m)

Spacious bathroom with wooden floor, feature fireplace, original panelling, panel bath having shower attachment, basin in vanity unit, cubicle with rainfall effect power shower, low flush WC, original sash window overlooking front, cupboard, extractor and double radiator.

STAIRS TO SECOND FLOOR – original panelling

BEDROOM TWO 13' 1" x 12' 9" (4m x 3.9m)

With original panelling wooden floor, feature fireplace and sash window overlooking front and Velux window overlooking rear with sea views, double radiator and power points.



OUTSIDE

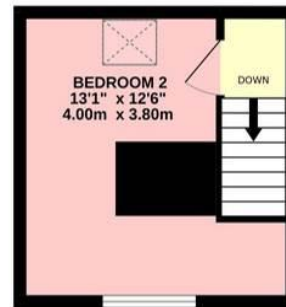
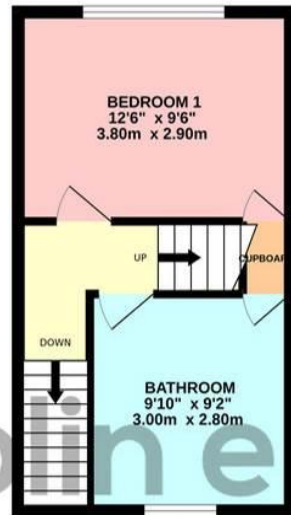
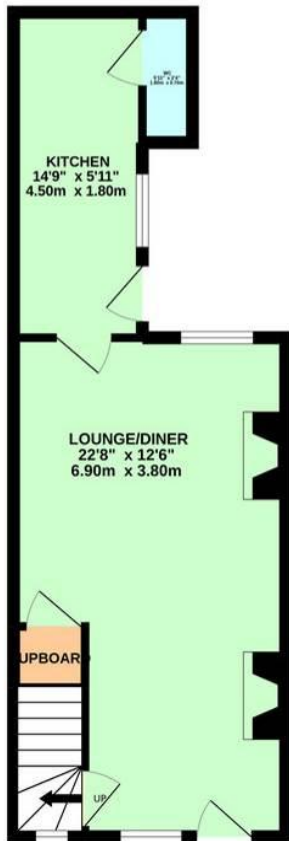
To the rear of the property is a small yard area that leads to a parking space. The front offers access to the professionally landscaped, low maintenance garden which has a pleasant walkway that leads to a further garden which is surrounded by mature shrubs and flowers. There is also a decked area which boasts fantastic views over St Mary's church and the sea. Looking back there is a view over to Scarborough Castle. In addition and underneath the access steps there is a useful store room.

Both gardens catch the best of the sun throughout the day.

GROUND FLOOR
370 sq. ft. (34.4 sq.m.) approx.

1ST FLOOR
282 sq. ft. (26.2 sq.m.) approx.

2ND FLOOR
148 sq. ft. (13.8 sq.m.) approx.

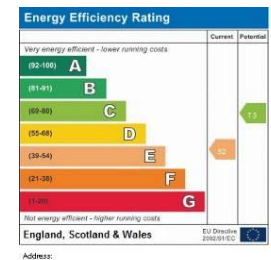


Coastguard Cottages - Reference Number : 11927

Council Tax Band: Band B

Tenure: Freehold

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.



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