





OFFERS IN EXCESS OF £425,000

THE CRAB 6A GRAHAM CLOSE, PARADISE, SCARBOROUGH, YO I I RU

- Idyllic Location
- Three Bedrooms
- Sea Views
- Presented To An Exceptional Standard

LOOKING FOR THE PERFECT COASTAL PROPERTY, THEN LOOK NO FURTHER! THE CRAB, SITUATED IN THE OLD TOWN OF SCARBOROUGH, RENOVATED TO AN EXCEPTIONAL STANDARD THROUGHOUT WITH MODERN TASTEFUL FITTINGS, BEAUTIFUL SEA VIEWS, BALCONY, OFF STREET PARKING AND GARAGE. RUN AS A SUCCESSFUL HOLIDAY LET IN RECENT YEARS, THIS PROPERTY WOULD LEND ITSELF WELL AS A PERMANENT HOME OR REMAIN AS A GREAT HOLIDAY LET.





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Agents Note: Writist every care has been taken to prepare these states particulars, they are for guidance purposes only. All measurements are approximate are 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

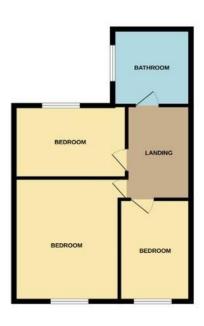
GROUND FLOOR 361 sq.ft. (33.5 sq.m.) approx

1ST FLOOR 495 sq.ft. (46.0 sq.m.) approx.

2ND FLOOR 498 sq.ft. (46.2 sq.m.) approx







TOTAL FLOOR AREA: 1353 sq.ft. (125.7 sq.m.) approx

of has been made to ensure the accuracy of the floorplan contained here, measurement rooms and any other items are approximate and no responsibility is taken for any error, tatement. This plan is for illustrative purposes only and should be used as such by any ser. The services, systems and appliances shown have not been tested and no quarante





Property Description

The property when briefly described comprises, entrance hall, utility room, and integral garage to the ground floor. Staircase leads to the first floor with a superb modern kitchen. To the front of the property is a large lounge dining reception room with balcony, capitalising on the coastal location. To the rear of this floor is the w/c and cloakroom leading out to the rear patio. Staircase leads to the second floor with three well-appointed bedrooms and a high-end luxurious bathroom. Properties of this calibre seldom appear on the open market so book to view today to avoid disappointment.









GROUND FLOOR

ENTRANCE HALL

UTILITY ROOM 9' 6" x 5' 8" (2.9m x 1.73m)

INTEGRAL GARAGE 17' x 15' (5.18m x 4.57m) L shaped Max

FIRST FLOOR

LANDING

KITCHEN $12' \times 10' (3.66m \times 3.05m)$

LOUNGE/DINER 18' 10" x 14' 3" (5.74m x 4.34m)

BALCONY

WC

CLOAKROOM

SECOND FLOOR

LANDING

BEDROOM $14' \ 3'' \times 12' \ (4.34m \times 3.66m)$

BEDROOM $11'3" \times 8'2" (3.43m \times 2.49m)$

BEDROOM 11'2" x 6'4" (3.4m x 1.93m)

BATHROOM

OUTSIDE

PATIO GARDEN

PARKING