



OFFERS IN EXCESS OF £425,000

THE CRAB 6A GRAHAM CLOSE, PARADISE, SCARBOROUGH, YO11 1RU

- 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: 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.



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, 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' x 10' (3.66m x 3.05m)
- LOUNGE/DINER
18' 10" x 14' 3" (5.74m x 4.34m)

BALCONY

- WC
- CLOAKROOM

SECOND FLOOR

- LANDING
- BEDROOM
14' 3" x 12' (4.34m x 3.66m)
- BEDROOM
11' 3" x 8' 2" (3.43m x 2.49m)
- BEDROOM
11' 2" x 6' 4" (3.4m x 1.93m)

BATHROOM

OUTSIDE

- PATIO GARDEN
- PARKING