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14 St. Sepulchre Street, Scarborough

Offers in Region of £285,000





## 14 St. Sepulchre Street

Scarborough, Scarborough

- IDEAL INVESTMENT OPPORTUNITY
- SET OVER FIVE FLOORS
- GENEROUS REAR YARD
- SEA/CASTLE VIEWS
- FOUR BEDROOM TOWN HOUSE

An IDEAL INVESTMENT OPPORTUNITY with this DECEPTIVELY SPACIOUS FOUR BEDROOM TOWN HOUSE which is located a 'stone's throw' away from SCARBOROUGH'S SOUTH BAY BEACH. The property is well-comprised over FIVE FLOORS including a BASEMENT/CELLAR and benefits from SEA and CASTLE VIEWS. 'In our opinion' the property has been well maintained through out benefitting from gas central heating. The property comprises on the ground floor; entrance vestibule, the lounge, the hallway with stairs to the basement/cellar with power and the first floor, the dining room with double doors to the generous rear courtyard and a modern kitchen with a range of integral appliances. The first floor of the property provides a utility cupboard with plumbing on the landing, a spacious master bedroom, a bathroom with three-piece suite and a shower room also with a three-piece suite. To the second floor of the property lies a landing with stairs to both the first and third floor and two further bedrooms. Furthermore, to the third floor lies a landing, a fourth bedroom and a second bathroom with shower, sink basin and W/C. Externally. the property benefits from a generous block paved courtyard to the rear.

This property is located within Scarborough's Old Town and is situated amongst a wealth of amenities and attractions including Scarborough Indoor Market Hall, local shops, a choice of popular eating and drinking establishments.







## ACCOMMODATION

### BASEMENT FLOOR

#### Cellar

Dimensions: 4.1 x 3.3 (13'5" x 10'9").

### GROUND FLOOR

#### Entrance Porch

#### Lounge

Dimensions: 4.0 x 3.5 (13'1" x 11'5").

#### Dining Room

Dimensions: 3.5 x 3.3 (11'5" x 10'9").

#### Kitchen

Dimensions: 4.3 x 1.6 (14'1" x 5'2").

### FIRST FLOOR

#### Bedroom 1

Dimensions: 4.0 x 3.5 (13'1" x 11'5").

#### Bathroom

Dimensions: 2.7 x 1.4 (8'10" x 4'7").

#### Shower Room

Dimensions: 2.7 x 1.6 (8'10" x 5'2").

### SECOND FLOOR

#### Bedroom 2

Dimensions: 4.0 x 3.4 (13'1" x 11'1").

#### Bedroom 3

Dimensions: 3.6 max x 3.7 (11'9" max x 12'1").

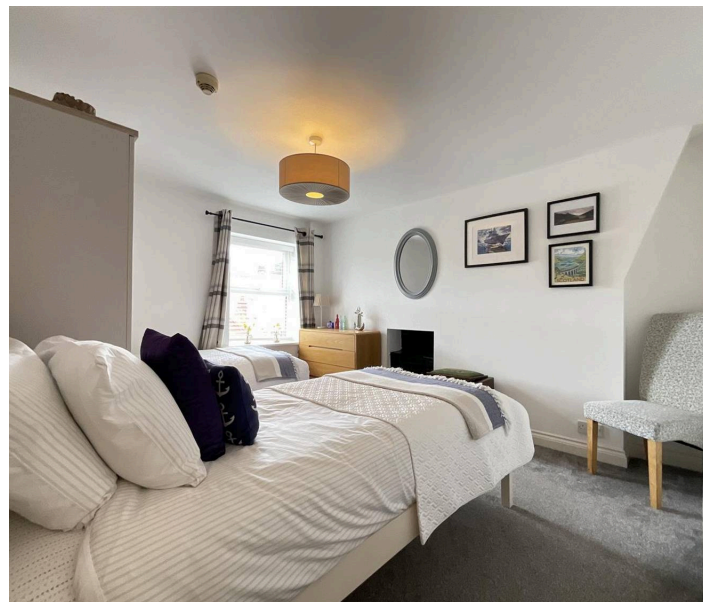
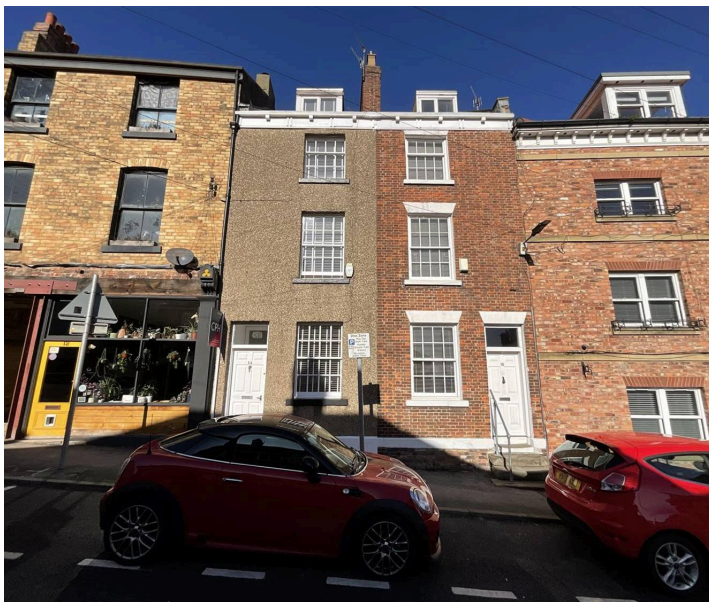
### THIRD FLOOR

#### Bedroom 4

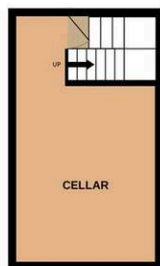
Dimensions: 3.4 x 3.0 (11'1" x 9'10").

#### Bathroom 2

Dimensions: 3.6 max x 2.7 (11'9" max x 8'10").



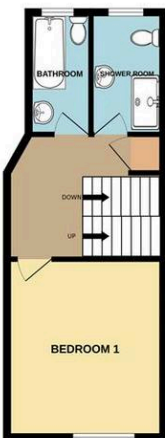
**BASEMENT**  
202 sq.ft. (18.8 sq.m.) approx.



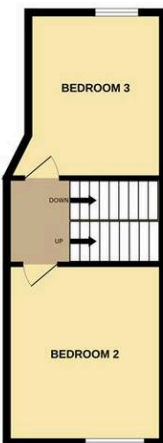
**GROUND FLOOR**  
417 sq.ft. (38.7 sq.m.) approx.



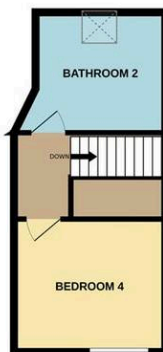
**1ST FLOOR**  
344 sq.ft. (31.8 sq.m.) approx.



**2ND FLOOR**  
348 sq.ft. (32.2 sq.m.) approx.



**3RD FLOOR**  
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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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