

Colin Ellis

Commercial

FOR SALE



North Marine Road Scarborough YO12 7HT

The Leeway guest house offers 9 letting bedrooms, all with en suite facilities and is well positioned on Queens Parade to enjoy stunning sea and Castle views. Located close to a wealth of amenities and attractions including the increasingly popular Open-Air Theatre, Scarborough Castle, North Bay and is within walking distance of the main town centre. The current owners have kept the property well maintained and it is presented to an excellent modern standard, so guests can really enjoy their stay, from taking advantage of the car parking too enjoying the views from the sea would facing side. The owners operate for approximately 11 months of year and enjoy being able to live in well-presented owners' accommodation.

Freehold
Guide Price £319,995

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Property Number – 111459

LOCATION: From Scarborough Railway Station turn onto Northway and then turn right at traffic lights onto Victoria Road. Proceed straight ahead onto Castle Road and at roundabout take first turning left onto North Marine Road and then first turning right onto Albert Street. At junction turn left onto Queens Parade with The Leeway situated on the left.

LOWER GROUND FLOOR: Owners accommodation.

HALLWAY: uPVC door and internal door to the hallway from the back entrance. Tiled flooring. Storage stairs to the ground floor and doors leading to:

BEDROOM 12'2" x 11'10" [3.71m x 3.61m]: uPVC patio doors to the rear garden and seating area. Laminate flooring, ceiling coving and ceiling rose. Two built in wardrobes. One wall mounted radiator.

BATHROOM: Immaculate three-piece bathroom suite with fully tiled floors and splash back walls. Panelled bath with overhead shower, dual flush WC and hand wash basin. One wall mounted radiator.

KITCHEN 16'1" x 12'2" [4.9m x 3.71m]: Fully fitted kitchen with wall and base units and matching work tops with a centre kitchen island. Fully tiled walls. Spaces for all appliances and storage. Single glazed window to the front elevation.

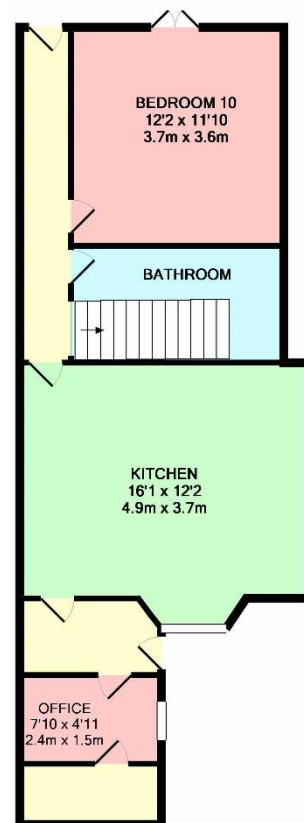
OFFICE 7'11"x 4'11" [2.41m x 1.5m]: One wall mounted electric heater and double-glazed window to the front elevation and storage. Back entrance with uPVC door to the seating area and front driveway.

GROUND FLOOR

HALLWAY: External and internal door to the hallway entrance. One wall mounted radiator. Stairs to the first floor and lower ground floor. Doors leading to:

RECEPTION ROOM: 16'9" x 12'2" [5.11m x 3.71m]: Social bar area. Sash bay window to the front elevation. One wall mounted radiator

DINING AREA 6'1" x 12'6" [4.9m x 3.81m]
Sash window to the rear elevation and external door to the seating area. Ceiling coving.



LOWER GROUND FLOOR



Property Number – 111459

FIRST FLOOR

FIRST FLOOR LANDING: Storage cupboards and doors leading to::

ROOM 1 5'3" x 4'11" [1.6m x 1.5m]: Double room with two sash windows to the rear elevation. Two wall mounted radiators.

EN-SUITE SHOWER ROOM 5'3" x 4'11" [1.6m x 1.5m]: Separate shower with fitted electric shower, WC and wash hand basin. Fully tiled walls. One wall mounted ladder radiator.

ROOM 2 14'1" x 6'3" [4.29m x 1.91m]: Single room with two sash windows to the rear. One wall mounted radiator.

EN-SUITE SHOWER ROOM 6'11" x 4'7" [2.11m x 1.4m]: Separate shower with fitted electric shower, WC and wash hand basin. Partially tiled walls.

ROOM 3 12'2" x 8'10" [3.71m x 2.69m]: Double room with bay sash windows to the front elevation. One wall mounted radiator.

EN-SUITE SHOWER ROOM: 6'11" x 3'11" [2.11m x 1.19m]: Separate shower with a fitted electric shower, WC and hand wash basin. Fully tiled walls.

SECOND FLOOR

SECOND FLOOR LANDING:

One wall mounted radiator. Doors leading to:

ROOM 4: 16'1" x 12'2" [4.9m x 3.71m]

Double room with two sash windows to the rear and two wall mounted radiators.

EN-SUITE SHOWER ROOM: 6'3" x 4'11" [1.91m x 1.5m]

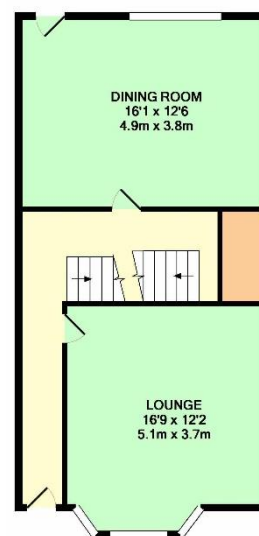
Separate shower with a fitted electric shower, hand wash basin and WC. Fully tiled walls and a ladder radiator.

ROOM 5: 13'9" x 6'3" [4.19m x 1.91m]

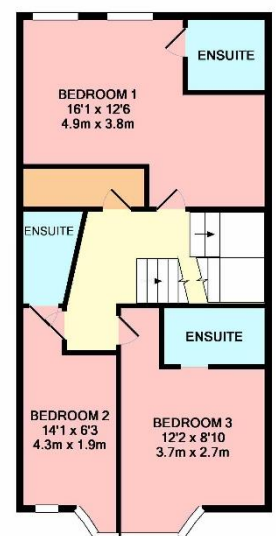
Single room with a sash window to the front elevation and one wall mounted radiator.

EN-SUITE SHOWER ROOM: 5'3" x 3'4" [1.6m x 1.02m]

Separate shower with a fitted electric shower, wash hand basin and WC. Partially tiled splash back walls.



GROUND FLOOR



1ST FLOOR



Property Number – 111459

ROOM 6: 16'9" x 8'10" [5.11m x 2.69m]

Double bedroom with a sash window to the front elevation and one wall mounted radiator.

EN-SUITE SHOWER ROOM: 5'7" x 2'8" [1.7m x 0.81m] Separate shower with a fitted electric shower, wash hand basin and WC. Splash back wall panels.

TOP FLOOR:

TOP FLOOR LANDING:

Doors leading to:

ROOM 7: 15'5" x 11'6" [4.7m x 3.51m]

Double room with two sash windows to the rear and two wall mounted radiators.

EN-SUITE SHOWER ROOM:

6'3" x 4'11" [1.91m x 1.5m] Separate shower with a fitted electric shower, wash hand basin and WC. Fully tiled walls and one wall mounted ladder radiator.

ROOM 8: 14'9" x 6'11" [4.5m x 2.11m]

Double room with a sash window to the front elevation and one wall mounted radiator.

EN-SUITE SHOWER ROOM: 4'11" x 4'7" [1.5m x 1.4m]

Separate shower with a fitted electric shower, wash hand basin and WC. Fully tiled splash back walls.

ROOM 9: 14'9" x 8'2" [4.5m x 2.49m]:

Single room with sash window to the front elevation and one wall mounted radiator.

EN-SUITE SHOWER ROOM: 4'11" x 4'7" [1.5m x 1.4m]

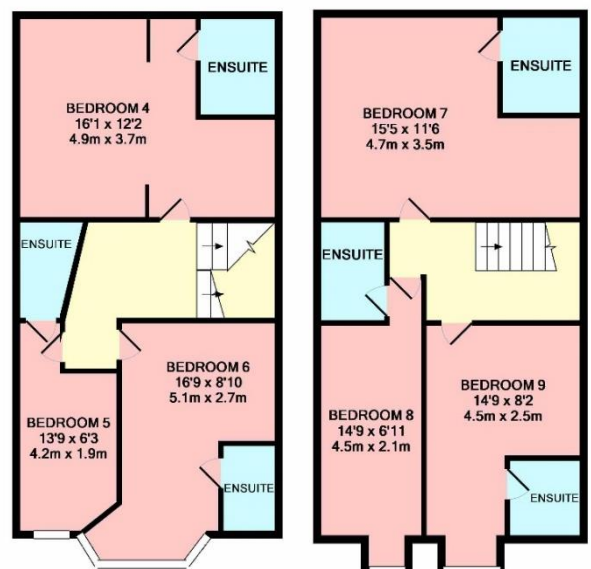
Separate shower with a fitted electric shower, wash hand basin and WC. Splash back wall panels

EXTERNALLY

Outside Benefits with amazing sea and castle views overlooking the North Bay and parking for numerous vehicles to the front. Well-presented gardens to the front and back with seating areas and outside storage.

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2ND FLOOR

3RD FLOOR

