



## 21 St. Marys Walk

Old Town, Scarborough, YO11 1RN

Offers In Excess Of £200,000



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We are delighted to bring to the market this 4 bedroom terraced house in the heart of Scarborough's Old Town. Situated close to the South Bay, this property is within walking distance of the town centre and beachfront and convenient to all the towns amenities and transport links.

When briefly described the property comprises Lounge, Dining/Kitchen and storage area which leads to a courtyard to the rear. On the first floor there is a double bedroom and bathroom and three further bedrooms on the upper floor.

In our opinion, the views over the South Bay from the rear of the property and its location, means that it is an ideal buy for those looking for old town charm. Please contact our friendly sales team to arrange your early viewing.



## Front Entrance

Forecourt leading to wood front door.

## Hallway

With access to ground floor rooms and rear garden.

## Lounge 12'1" x 11'3" (3.69 x 3.44)

Front facing room with overhead light, coving and radiator. Space for wood burning stove. Open 'window' into the kitchen/diner.

## Dining Kitchen 11'5" x 10'1" (3.5 x 3.08)

Range of wall, base and drawer units, coordinating worktop, stainless steel sink with mixer back and tiled splashback. Inset tiled fireplace and exposed brick work on a feature wall. Storage cupboard. Extractor fan. Rear facing window.

## Bedroom 1 15'4" x 12'1" (4.69 x 3.69)

Front facing double bedroom with 2 windows. Overhead light with ceiling rose, coving and radiator. Ornamental fireplace with feature tiles and built in storage in the

## Bedroom 2 11'5" x 10'1" (3.5 x 3.08)

Rear facing window, overhead light and radiator. Ornamental fireplace.

## Bedroom 3 12'1" x 9'1" (3.69 x 2.77)

Front facing window, overhead light and radiator. Views over to the South Bay.

## Bedroom 4 7'10" x 6'3" (2.39 x 1.92)

Front facing window, overhead light and radiator

## Bathroom 10'1" x 7'10" (3.08 x 2.39)

On the first floor. Rear facing window, overhead light and radiator. Corner bath with electric shower over, handbasin and WC. Extractor fan.

## Outside

Courtyard garden at the rear of the property with gated access.

## Directions

What 3 Words  
Piper.host.flap

## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: B

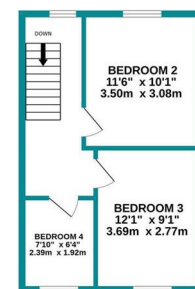
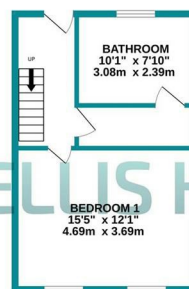
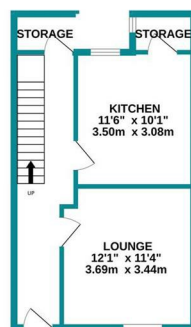
Tenure: Freehold

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BASEMENT  
397 sq. ft. (36.9 sq. m.) approx.

GROUND FLOOR  
363 sq. ft. (33.7 sq. m.) approx.

1ST FLOOR  
363 sq. ft. (33.7 sq. m.) approx.



TOTAL FLOOR AREA - 1123 sq. ft. (104.3 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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