



Castlegate, Scarborough, YO11 1QY

- Substantial three-bedroom townhouse
- Versatile layout
- Located in the heart of Scarborough's historic Old Town
- Stunning first-floor living room
- Private enclosed courtyard garden
- Breathtaking sea views

Asking Price £280,000



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DESCRIPTION

A deceptively spacious three-bedroom period home in the heart of Scarborough's historic Old Town, offering over 1,000 sq ft of versatile accommodation, a private courtyard garden and elevated sea views. Situated within the sought-after conservation area, this characterful home perfectly blends period charm with generous living space, making it ideal for a wide range of buyers including those seeking a coastal home within walking distance of the town centre and South Bay.

The accommodation is arranged over three floors and briefly comprises an entrance hallway, a welcoming lounge, a spacious dining kitchen fitted with a range of units and ample space for family dining, together with a ground floor bedroom and modern shower room, providing the flexibility of lateral living if required.

To the first floor is an impressive living room enjoying elevated rooftop and sea views, creating a fantastic entertaining space flooded with natural light. Also on this level is a further double bedroom and a contemporary shower room. The second floor provides a generous attic bedroom with useful eaves storage, offering an ideal guest suite or home office.

Externally, the property benefits from an enclosed, low-maintenance courtyard garden, perfect for outdoor dining and relaxing during the warmer months. Residents' on-street permit parking is available nearby.

The property occupies an enviable position within Scarborough's picturesque Old Town Conservation Area, just a short stroll from the harbour, South Bay beach, shops, cafés, restaurants and excellent transport links.

Offered with freehold tenure, this unique home presents a rare opportunity to acquire a substantial period property in one of Scarborough's most desirable historic locations.

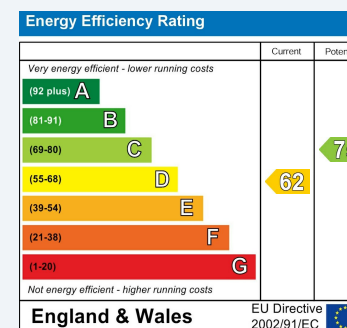






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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