



76 Longwestgate, Scarborough YO11 1RG  
Auction Guide £120,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- Characterful Grade II Listed End Terraced Cottage
- Three Bedrooms Two Bathrooms & Lawned Rear Garden
- Sea and Castle Views From Upper Floor
- Popular Old Town Location Therefore Ideal Holiday Home/Rental
- No On-Ward Chain
- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

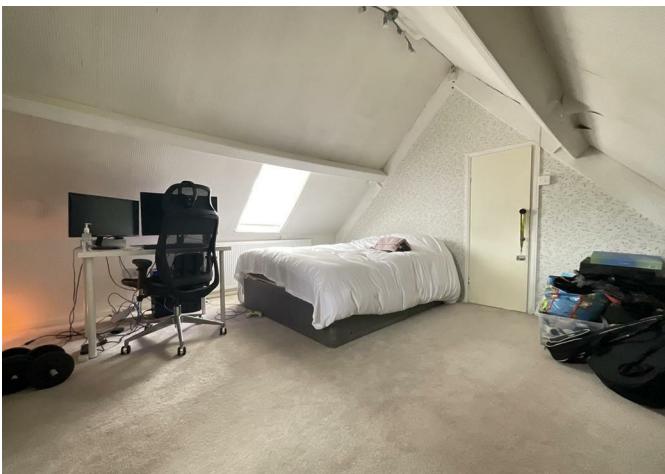
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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This CHARACTERFUL, GRADE II LISTED, HISTORIC GEORGIAN TOWNHOUSE is offered to the market in excellent order. The property has also been finished with tasteful, modern decoration throughout, sympathetic to the age and character of the property. Well located within the Old Town the property also offers castle and far reaching sea views from the upper floors.

The accommodation is set over four floors, briefly comprising of, to the lower level a generous basement/cellar store room currently used as a workshop with light and power and private entrance door from the front, also ideal for bicycle storage. To the ground floor the entrance door is located at the side of the property to an entrance hall with stairs leading to the first floor landing and doors to a generous feature lounge with exposed wood flooring and feature fireplace plus to the rear a modern breakfast kitchen.



To the first floor a generous landing with feature staircase leads to the second floor with two further bedrooms of which one is a generous master bedroom to the front and the second to the rear with further door to a modern en-suite shower room. To the second floor a generous landing/study area provides access to a further shower room and a further feature double bedroom with pitched ceiling and exposed beams, with superb open aspect sea and castle views.

This Georgian home offers a wealth of original features including sash windows, exposed wood flooring to much of the property, feature fireplaces, traditional staircase with spindles and some exposed beams.

Situated in the Old Town district of Scarborough between both North and South Bays, this property offers easy access to a wealth of amenities and attractions with Scarborough Town Centre, South Bay Promenade and Scarborough Castle and surrounding areas all within close proximity.

Viewings can be arranged through our friendly office team on 01723 352235 or via our website.

#### ACCOMMODATION

##### BASEMENT LEVEL

Cellar/Sore/Workshop  
16'7" x 13'7" (16'9" x 13'5")

##### GROUND FLOOR

###### Entrance Hall

Lounge  
17'1" x 14'9"

Kitchen  
12'6" x 10'2"

##### FIRST FLOOR

###### Landing

Bedroom One  
14'5" x 14'5"

Bedroom Two  
10'2" x 8'10"

En-Suite Shower Room  
9'10" max x 5'7" max

##### SECOND FLOOR

Landing/Study Area  
15'1" max x 10'6" max

**Interested? Get in touch:**

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