

Castlegate, Old Town, Scarborough, YO11 1QY

Guide Price £410,000



**FOUR DOUBLE BEDROOM DETACHED -
CASTLEGATE~~18FT LOUNGE~~LARGE DINING AREA TO
20FT KITCHEN~~SEPARATE UTILITY~~DOWNSTAIRS
WC~~GROUND FLOOR BEDROOM/ANNEXE~~HUGE
MASTER BEDROOM EN SUITE~~LARGE FAMILY
BATHROOM~~CENTRAL HEATING/PART DOUBLE
GLAZING~~FRONT GARDEN- LARGE REAR
COURTYARD/PATIO~~SECURE OFF ROAD PARKING TWO
VEHICLES.**

22 Castlegate, Old Town, Scarborough, YO11 1QY

Entrance Hall

Traditional wooden stained glass door.
Stairs to the first floor landing and power points.

Lounge 3.36m x 5.80m (11'1" x 18'11")
Traditional bow window to the front aspect, UPVC double glazed French doors to the rear aspect, overlooking the courtyard. Walnut fire surround with open fire, picture rail, radiator and power points.

Dining Area 4.40m x 5.77m
(14'5" x 18'11")
Traditional bow window to the front aspect, picture rail, radiator and power points. Understairs cupboard housing fuse box, electricity meter with light and power points.

Kitchen 3.00m x 6.00m (10'0" x 19'9")
Two windows to the side aspect, range of bespoke wall and base units with roll top work surface. Integrated Bosch dishwasher, integrated double electric oven and hob, extractor hood, integrated under counter fridge and freezer, radiator and power points.



DISCLAIMER

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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Side Entrance

Door with access to the Kitchen and downstairs WC.

Down stairs WC

Low flush WC with wash hand basin, extractor fan and radiator.

Utility Room

3.20m x 3.80m (10'7" x 12'6")

Door to the rear aspect, range of wall and base units with roll top work surface, space for double oven, electric hob, plumbing for washing machine, space for tumble drier, storage cupboard, electric heater.

Bedroom Four /Office 3.10m x 4.55m (10'2" x 15'0")

UPVC double glazed window to the rear aspect, electric wall mounted heater and power points.

First floor landing

Power points. Loft access with drop down ladder, power and light.



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Master Bedroom 4.20m x 5.97m
(13'10" x 19'7")

UPVC double glazed windows to the side aspect with views over South Bay and Olivers Mount. Fitted Hammonds wardrobes, drawers and dressing table, tv point, radiator and power points, electric wall mounted heater.

En Suite Bathroom 1.80m x 3.30m
(5'11" x 10'10")

Fully tiled bathroom suite comprising low flush WC, corner standing wash hand basin, bath with electric Mira Sport shower over and extractor fan.

Bedroom Two 3.37m x 3.90m
(11'1" x 12'10")

Traditional wooden window to the front aspect, fitted wardrobes and dressing table, radiator and power point.

Bedroom Three 2.80m x 3.40m
(9'3" x 11'3")

Traditional wooden window to the front aspect, fitted wardrobes, radiator and power points.



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Family Bathroom 2.40m x 2.86m
(8'0" x 9'5")

UPVC double glazed window to the rear aspect, bathroom suite comprising of low flush WC, wash hand basin, bath with electric Mira advance shower over, extractor fan, shaver point and full height linen cupboard.



External

Gated front access which leads to patio area with benches and views towards to the harbour.

Private Courtyard 6.0m x 6.0m
(19'9" x 19'9")

Flagged private courtyard with outside power and light.



Secure Off street Parking
2.80m width x 5.31m height
(9'3" x 17'5")

Roller door Off street parking for 2 vehicles access by Long Westgate.



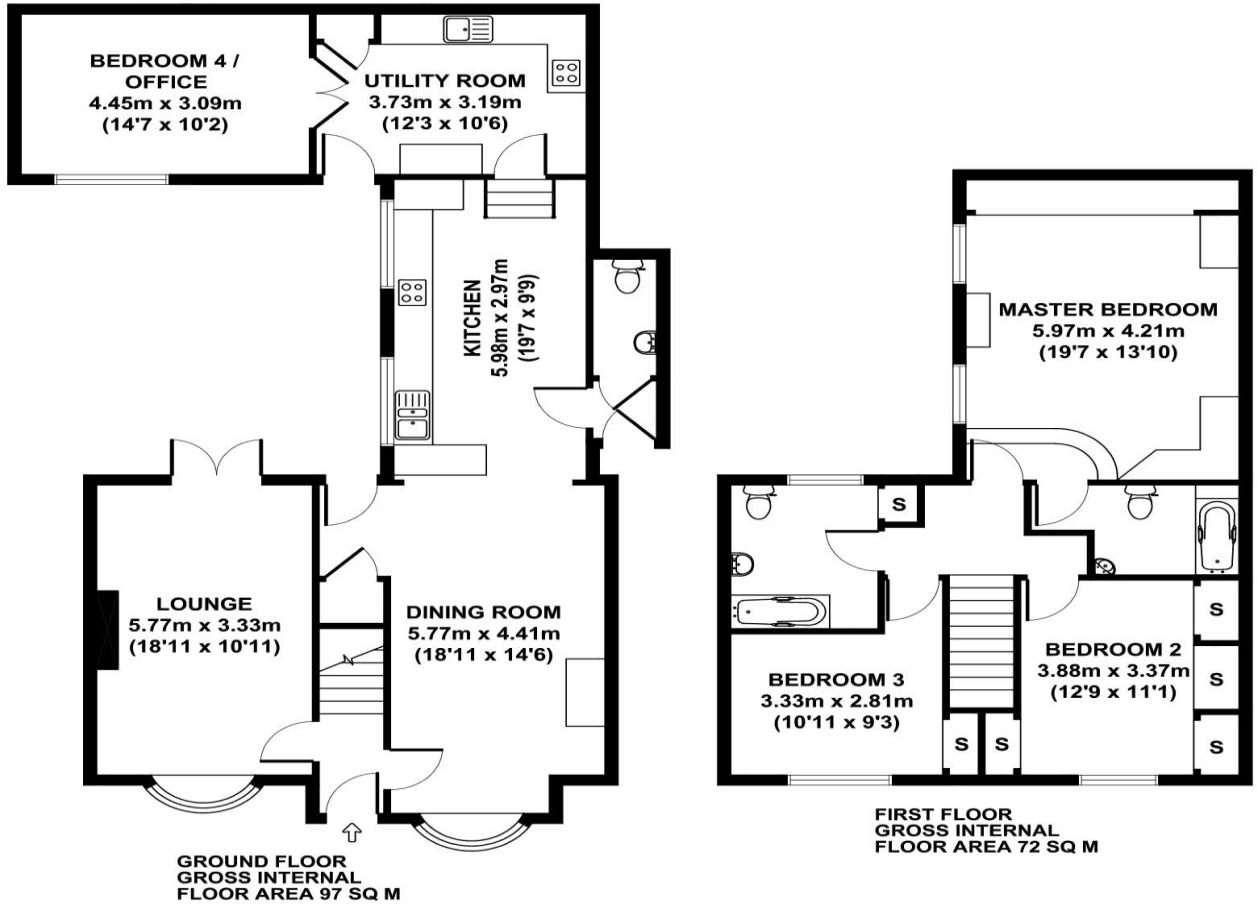
Council Tax Band TBC

EPC D

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Floor Plan



CASTLEGATE

APPROX. GROSS INTERNAL FLOOR AREA 169 SQ M / 1819 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given