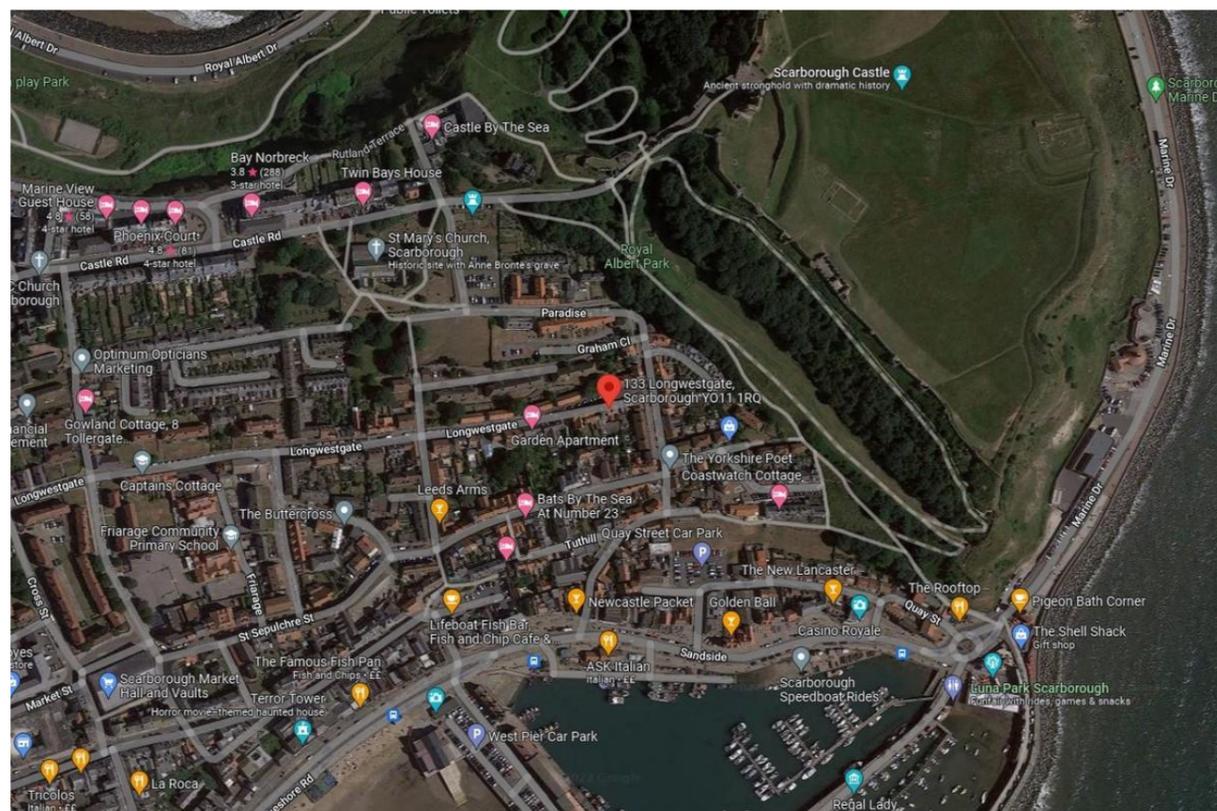


133 Longwestgate, Scarborough

£285,000



Full EPC information available on request.

- Georgian Terrace Home
- Set Over 4 Floors
- Panoramic Sea Views
- 3 Double Bedrooms
- 2 Reception Rooms
- 4 Piece Bathroom & Shower Room
- Private Rear Terrace Garden
- Council tax band: C

Please note that under the Property Misdescriptions Act 1991 we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.



A stunning and deceptively spacious **GEORGIAN TOWN HOUSE** set within the sought-after location of the **OLD TOWN** with **PANORAMIC SEA VIEWS**. Ideal investment for **HOLIDAY LETS**, we are reliably informed that the property is currently producing a **GROSS ANNUAL INCOME OF £30,000**.

The home stands prominently over four floors offering a creative and diverse living space combined with a wealth of character and original features such as open fireplaces, sash windows and exposed woodwork combined with modern conveniences such as a fitted four-piece bathroom suite, a modern three-piece shower room gas central heating. The home has three double bedrooms and three reception rooms as well as a well-appointed kitchen fitted with modern units and integral appliances. The property has fantastic panoramic views of the harbour and the coastline beyond from the rear with the addition of a privately enclosed blocked paved courtyard with a built in BBQ area ideal for entertaining / dining plus the



LOWER GROUND FLOOR GROUND FLOOR 1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR