



44 Longwestgate, Scarborough, YO11 1QB

Offers In The Region Of £110,000

- MAISONETTE WITH PRIVATE ENTRANCE
- CONVENIENT OLD TOWN LOCATION CLOSE TO LOCAL AMENITIES AND THE SOUTH BAY BEACH
- DRYING ROOM/UTILITY
- NO CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- COMMUNAL GARDENS SUB DIVIDED INTO INDIVIDUAL PLOTS
- SEA AND HAROUR VIEWS
- SHED WITH LIGHT AND POWER
- LEASEHOLD

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Andrew Cowen Estate Agents welcome to the market this SPACIOUS, THREE BEDROOM MAISONETTE conveniently located within SCARBOROUGH'S OLD TOWN, boasting STUNNING SEA AND HARBOUR VIEWS. This property is offered to the market with NO CHAIN, IDEAL FIRST TIME BUY OR INVESTMENT



Council Tax Band: A



This well presented accommodation comprises in brief; entrance hallway with a stairway to the first floor, providing access into a bright and airy lounge with a feature fireplace, as well as a separate dining room with a further feature fireplace which could also be utilized as an additional lounge. There is a good sized fitted kitchen with a range of base and wall cabinets, plus ample worktop space. The property also benefits from a drying room/utility room, perfect for hosting household appliances. The property boasts three double bedrooms as well as a three piece family bathroom suite with overhead shower. Externally, the property offers well-kept communal gardens to the rear, with each plot subdivided, housing a storage shed with light and power.

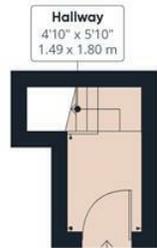
Being located in the Old Town the property affords excellent access to a wide range of amenities and attractions including local shops, the recently refurbished indoor market hall, Scarborough town centre itself, Scarborough castle, not to mention both Scarborough's North and South Bay's.

*Leasehold, 125 years from 1983, £10 ground rent, service charge is approximately £250 a year but this does change. Yes to lets, no holiday lets, unsure on pets. *all matters of tenure are subject to verification and clarification of solicitors in a contract of sale.**

Viewing is encouraged to appreciate the space, setting and views that this maisonette has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

991.79 ft²

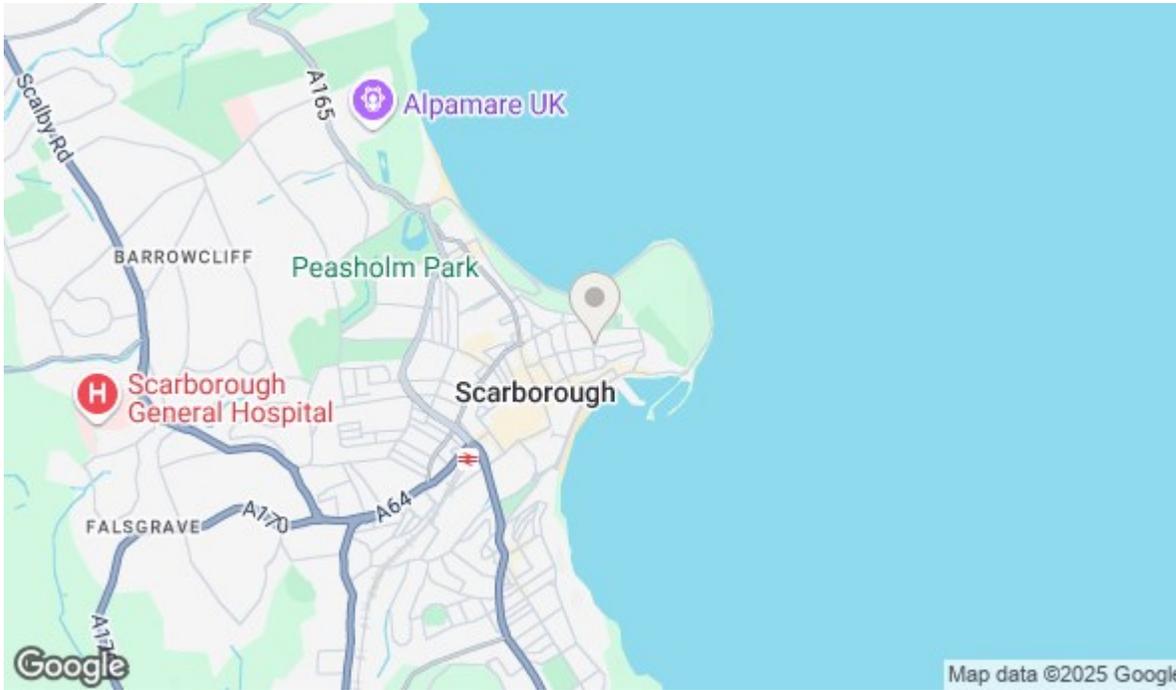
92.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

Viewings

Call the office to make an appointment today!

01723 377707



View our website here!

Looking to Sell?

Book a no obligation valuation today!

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