



2 Tollergate, Scarborough, YO11 1RR

Guide Price £300,000

- FIVE BEDROOM TERRACED HOUSE
- SHORT WALK TO SOUTH BAY BEACH
- LISTED BUILDING
- POPULAR OLD TOWN LOCATION
- CLOSE TO LOCAL AMENITIES
- NEW FRONT SASH DOUBLE GLAZED WINDOWS
- COBBLE STONE STREET
- GAS CENTRAL HEATING
- REAR COURTYARD

2 Tollergate, Scarborough YO11 1RR

Andrew Cowen Estate Agents are pleased to bring to the market this FIVE BEDROOM TERRACE HOUSE located on a cobble stone street in the popular 'Old Town' district of Scarborough. CLOSE TO LOCAL AMENITIES AND SOUTH BAY BEACH, has GAS CENTRAL HEATING and REAR COURTYARD. This property would suit a host of buyers including those looking for their next family home and to enjoy all that Scarborough has to offer.



Council Tax Band: B



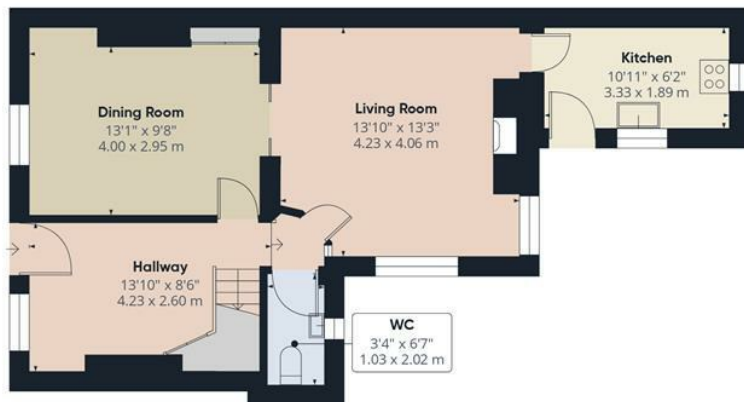
This property briefly comprises, entrance hallway, a dining room which leads through double doors to the living area with a feature multi fuel burner and fire surround, a modern fitted kitchen with base and wall units, integrated oven and gas hob and a separate downstairs WC and wash hand basin. To the first floor is a single bedroom, two double bedrooms with built in storage and one benefitting from a wash basin, a bath/shower room and separate WC and wash hand basin. To the second floor is a single and double bedroom both have single dormer windows.

Externally, is a rear courtyard with summerhouse and mature plants.

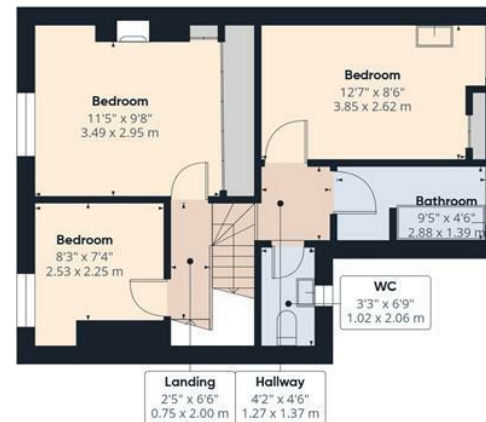
Located in the Old Town district of Scarborough between both North and South Bays, this property offers easy access to a wealth of amenities and attractions including Scarborough Town Centre, South Bay Promenade, Scarborough Castle and surrounding areas all within close proximity, creating an ideal opportunity

To arrange a viewing, please call one of our friendly sales team on 01723 277707





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1185 ft²

110 m²

Reduced headroom

20 ft²

1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

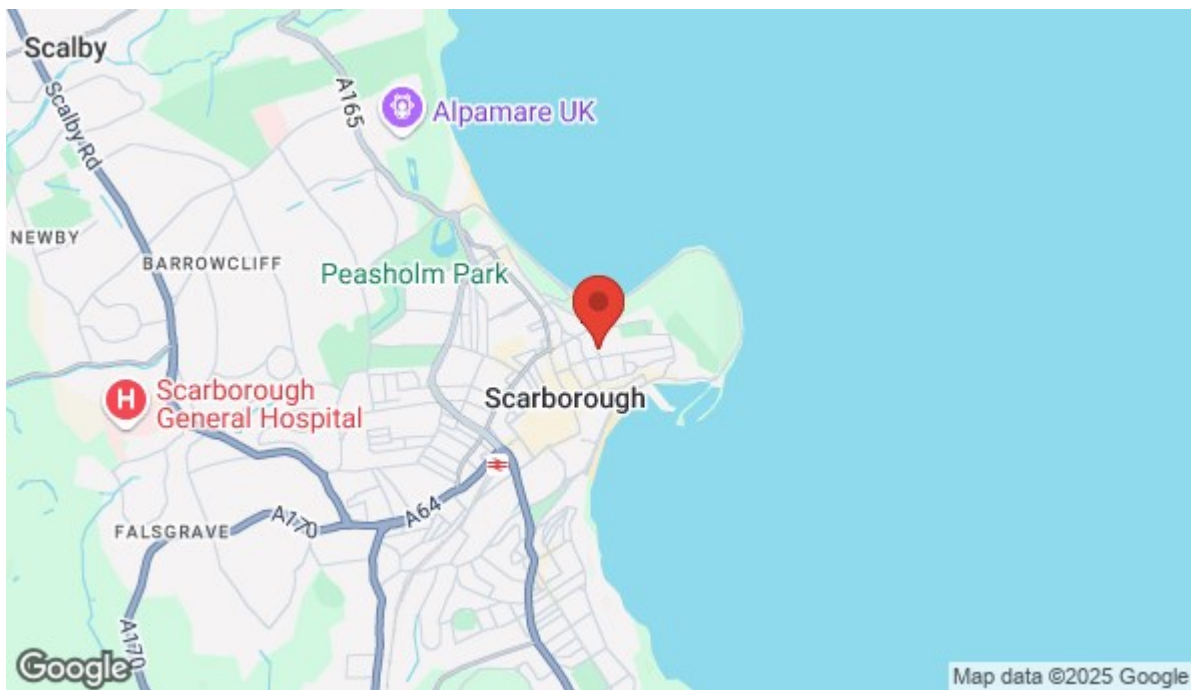
..... Below 5 ft/1.5 m

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.

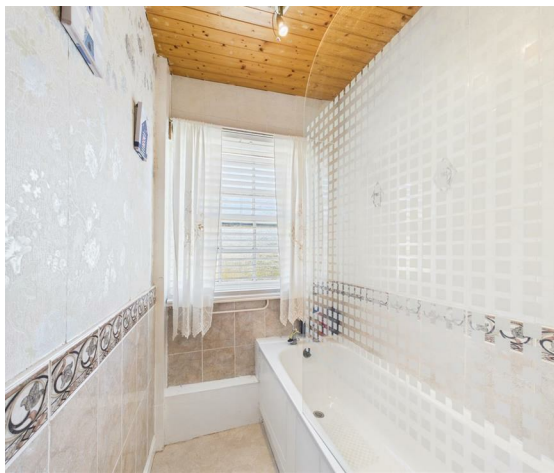
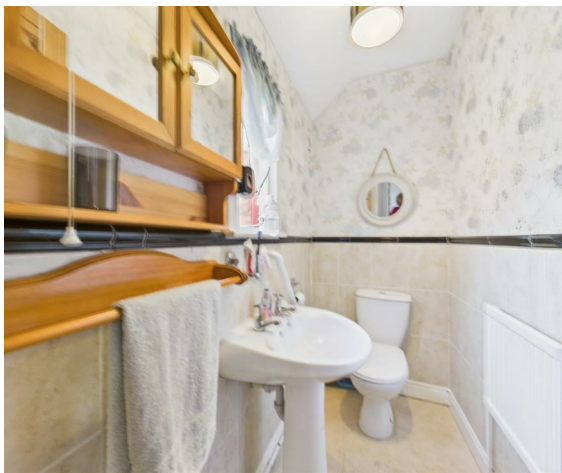
GIRAFFE360





Energy Efficiency Rating

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



Looking to Sell?

Book a no obligation valuation today!

01723 377707

View our website here!