



37 Quay Street, Scarborough, YO11 1PL

Guide Price £124,500

- CHARMING FISHERMAN'S COTTAGE
- TWO SPACIOUS BEDROOMS
- EXCITING RENOVATION PROJECT
- MID TERRACE
- GRADE II LISTED
- CLOSE TO SOUTH BAY BEACH
- NO ONWARD CHAIN
- ARRANGED OVER FOUR FLOORS
- ELECTRIC HEATING
- LATE 17TH EARLY 18TH CENTURY

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A Rare Opportunity to Acquire a Charming Grade II Listed Fisherman's Cottage, one of the oldest buildings in Scarborough, a late 17th early 18th century property just moments from the Scarborough Harbour and the ever-popular South Bay Beach, this listed mid-terraced Cottage occupies an enviable position in the heart of Scarborough. Offered to the market chain free and arranged over four floors, the property presents a unique and exciting renovation project with exceptional potential. Its prime coastal location and flexible layout make it ideally suited as a full-time residence, a holiday home, or a buy-to-let investment.



Council Tax Band: A



Upon entering the property, you are welcomed into the main living area, which forms the central hub of the home. From here, two separate staircases provide access to the remaining accommodation, creating a distinctive and characterful layout. One staircase leads down to the kitchen and dining area, offering scope to create a sociable and functional space ideal for modern living. The second staircase rises to the third floor, where there is a generously sized double bedroom alongside a family bathroom, fitted with a two-piece suite and a shower over the bath. Continuing upwards to the fourth floor, you will find a second bedroom, providing additional sleeping accommodation. Both bedrooms benefit from wash basins, enhancing practicality and flexibility.

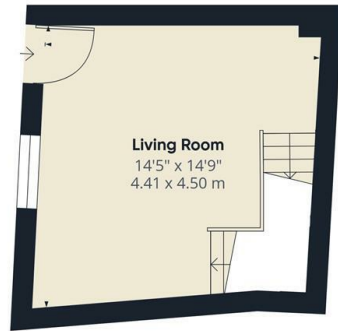
The property is perfectly positioned to enjoy everything Scarborough has to offer. The town's seafront is a vibrant and picturesque destination, renowned for its blend of traditional seaside charm and contemporary attractions. The sandy beaches of the North and South Bays, a bustling promenade, and stunning views across the North Sea are all within easy reach. The historic Scarborough Castle, standing proudly above the coastline, and the iconic Grand Hotel further enhance the town's rich heritage and character.

We recommend early viewing as this property will not be around long, call one of our friendly sales team today on 01723 377707.

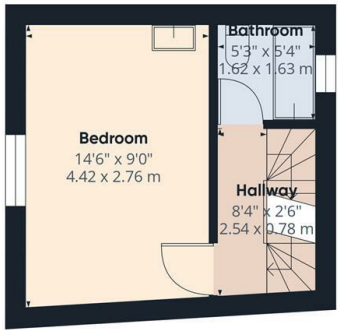




Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾
 698 ft²
 64.8 m²

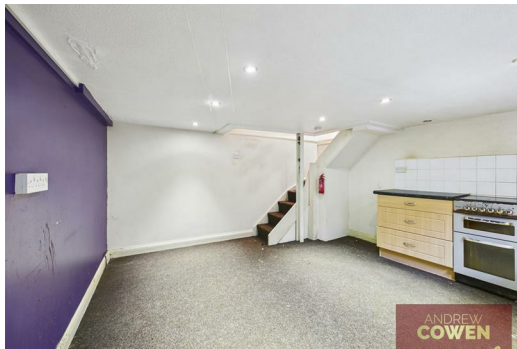
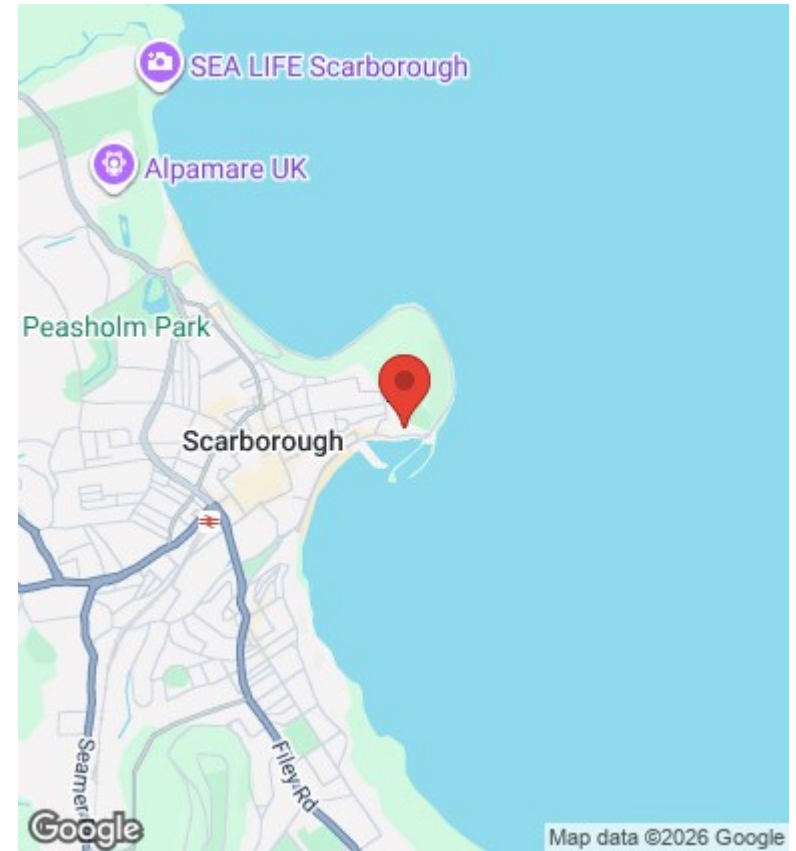
Reduced headroom
 2 ft²
 0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	