

TUT HILL SCARBOROUGH, YO11 1PS

£120,000



In our opinion positioned in the heart of The Old Town close to the harbour and Scarborough South Bay. Enjoying delightful views of the harbour, light house and coast, this two bedroomed house offers accommodation over four floor and has the advantage of a small garden at the rear. The property offers a typical fisherman's cottage interior and is now in need of refurbishment. The property is also offered with no onward chain.



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Colin Ellis
property services



LOCATION

From Scarborough Railway Station proceed on Northway turning right onto Victoria Road, continue onto Castle Road. After St Marys Church turn right continuing onto Paradise which leads onto Castlegate with Tut Hill off on the right hand side.

ENTRANCE

Front door leading to kitchen.

KITCHEN

10'5" x 8'7" [3.18m x 2.62m]
Stainless steel sink unit with matching mixer tap, tiled splash backs, fitted base, wall and drawer units in cream, wood effect open work surfaces, gas cooker point with fitted extractor over, ceiling light, sliding sash window to the front, door to first floor and lower ground floor staircases.



SITTING ROOM

11'5" x 11'5" [3.48m x 3.48m]
Dark wood fire surround with tiled back and hearth, inset living flame gas fire, shelved alcove cupboards, coved ceiling, ceiling light, window overlooking the rear with views across the Harbour, Light House and down the coast, stairs leading down to lower ground floor.

LOWER GROUND FLOOR

21'10" x 11'3" [6.65m x 3.43m]
Tiled fire place with pine surround, living flame gas fire, shelved alcove, window overlooking the rear with sea and Light House views, door to rear, opening to further kitchen area with under stairs cupboard, ceramic sink with mixer tap, tiled splash back, pine base cupboards, plumbed for automatic washing machine, ceiling light, frosted glass window to the front.



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RETURN STAIRS LEADING FROM GROUND FLOOR TO FIRST FLOOR LANDING.

BEDROOM ONE

11'10" x 10'9" [3.61m x 3.28m]

Alcoves, ceiling light, pine skirting boards, sealed unit double glazed window overlooking the rear with superb Harbour, Light House and coastal sea views, landing area with Dimplex electric wall heater.



BATHROOM

Hand basin and bath in white with gold effect fittings, tiled splash backs, ceiling lights, part panelled walls, cylinder / airing cupboard, window overlooking the front, door with feature coloured glass panel.



SEPARATE W.C.

Separate low flush toilet with panelled walls, window to the front, door with feature coloured glass panel.

RETURN STAIRS LEADING TO SECOND FLOOR LANDING AREA / OFFICE SPACE

12'0" x 10'0" [3.66m x 3.05m]

Ceiling light, Velux double glazed window overlooking the front, door to bedroom two.



BEDROOM TWO

11'10" x 11'7" [3.61m x 3.53m]

Ceiling light, shelved alcove cupboards, Dimplex electric wall heater, sealed unit double glazed window overlooking the rear with superb Harbour, Light House, coastal and sea views.



OUTSIDE

Rear yard / garden with paved area and borders, brick store / previous WC, enclosed by low wall and timber fence.

EPC RATING

F

01723 363565

**49 ABERDEEN WALK
SCARBOROUGH
NORTH YORKSHIRE
YO11 1BD**

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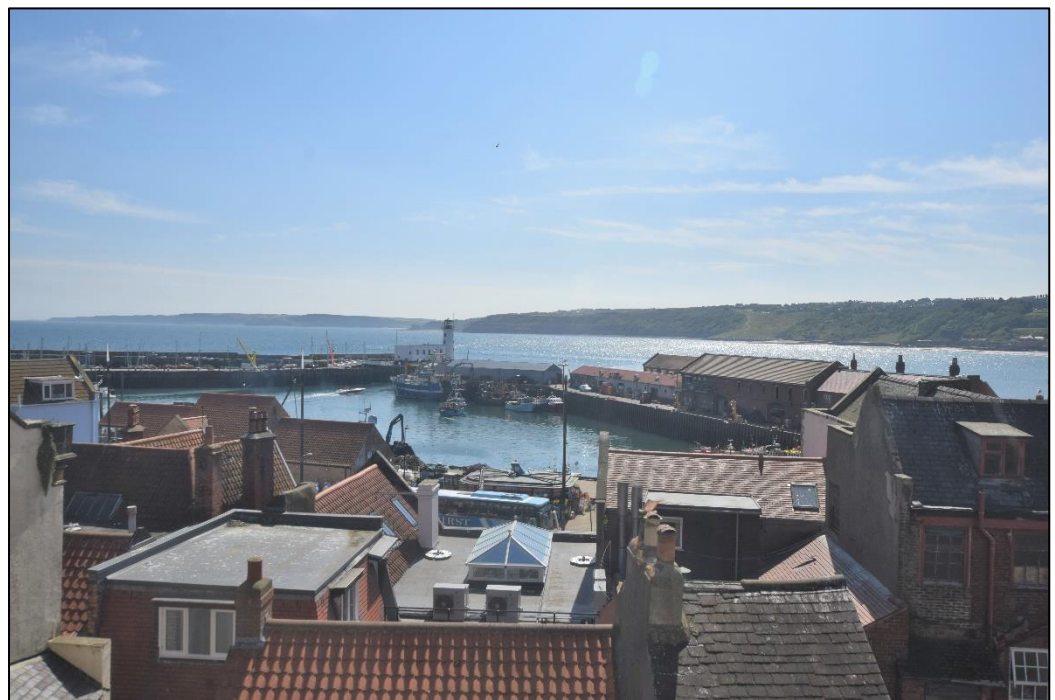
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The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.

