

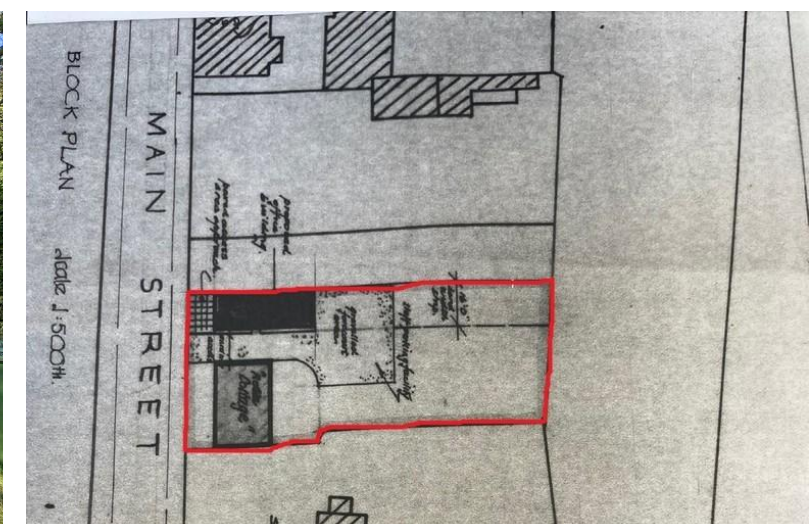


£230,000

ROSE COTTAGE, 43 MAIN STREET, EAST AYTON, SCARBOROUGH, YO13 9HL

- Detached Cottage
- Possible Building Plot
- Renovation Required
- Gardens And Parking

A RARE OPPORTUNITY TO PURCHASE THIS BEAUTIFUL LOOKING GRADE 2 LISTED VILLAGE PROPERTY. THE PROPERTY SITS IN LARGE GROUNDS WITH THE POSSIBILITY TO CREATE A FURTHER DWELLING AT THE REAR WITH THE NECESSARY PERMISSIONS. THE HOUSE WILL NEED A SCHEME OF IMPROVEMENT AND RENOVATION AND THE GROUNDS HAVE GONE TO SEED.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Property Description

The house when briefly described comprises, front facing lounge and dining room, kitchen, bathroom and porch to the ground floor. On the floor above are two bedrooms. The gardens extend far to the rear of the plot and to the side is the gated access offering off road parking.



GROUND FLOOR

LOUNGE
13' 9" x 12' 3" (4.19m x 3.73m)

DINING ROOM
13' 2" x 12' 3" (4.01m x 3.73m)

KITCHEN
13' 9" x 9' 7" (4.19m x 2.92m)

BATHROOM

FIRST FLOOR

BEDROOM
14' x 12' 4" (4.27m x 3.76m)

BEDROOM
12' 6" x 12' 4" (3.81m x 3.76m)

OUTSIDE

GARDENS