



BOATHOUSE COTTAGE, STAITHES
£299,950

Carter Jonas

BOATHOUSE YARD, STAITHES, TS13 5BN

Nestled in between the High Street and the harbour, Boathouse Cottage is a beautifully modernised Grade II listed property.

Entering through Boathouse Yard, you step into the hallway with stairs leading to the first floor and a doorway to the spacious living-dining room. The space benefits from a feature fireplace following through to the rear-facing kitchen. The kitchen features modern units with built-in appliances.

The first floor includes two double bedrooms both with built-in wardrobes. The first bedroom showcases a beamed ceiling, while the second bedroom offers enchanting glimpses of the harbour from its two sash windows. The shower room is fitted with a modern white suite, including an oversize shower cubicle, a vanity wash basin, and a WC.

The second floor has been updated to host a third bedroom currently showcasing twin beds. The room is fitted with Velux windows providing ample light to the space.

Outside, the property includes a shared front yard and a larger private rear garden. The garden offers seating and an area for a BBQ. Parking is available in a nearby car park at the top of the village, or residents can apply for a parking permit from Scarborough Borough Council.

- This property is connected to mains electricity, water and drainage
- The central heating is provided by electric radiators and a log burner located downstairs
- Broadband is not connected at the property but is available
- Mobile coverage - please go to [checker.ofcom.org.uk /](http://checker.ofcom.org.uk/)

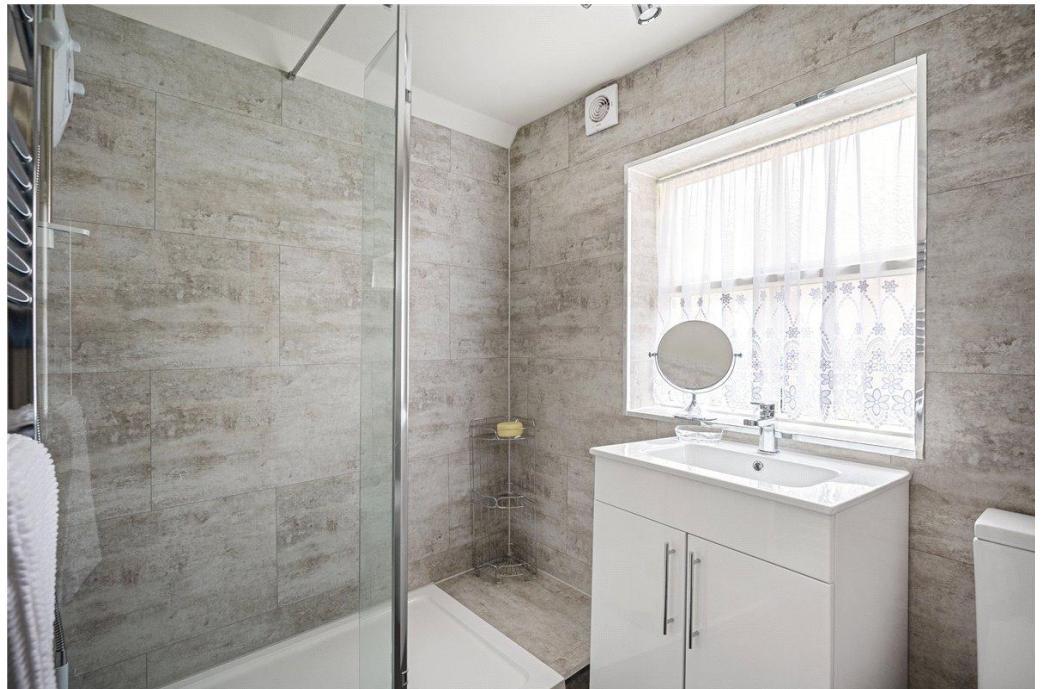
BOATHOUSE COTTAGE IS A BEAUTIFULLY MODERNISED GRADE II LISTED PROPERTY, PERFECTLY POSITIONED FOR A HOLIDAY LET INVESTMENT.



TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

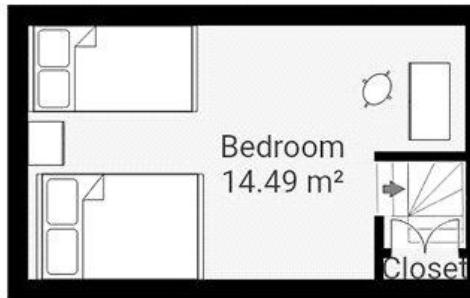
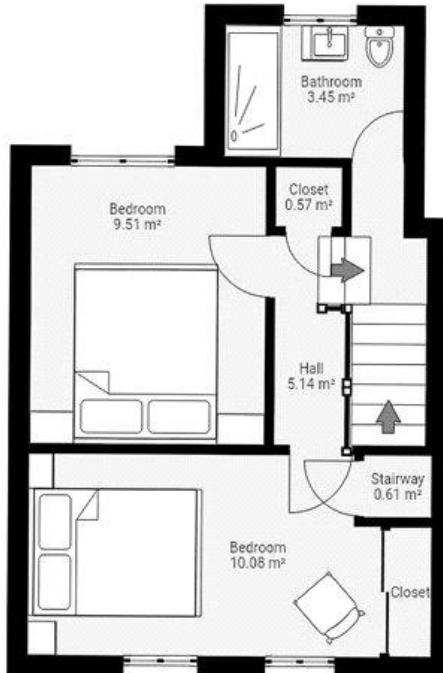
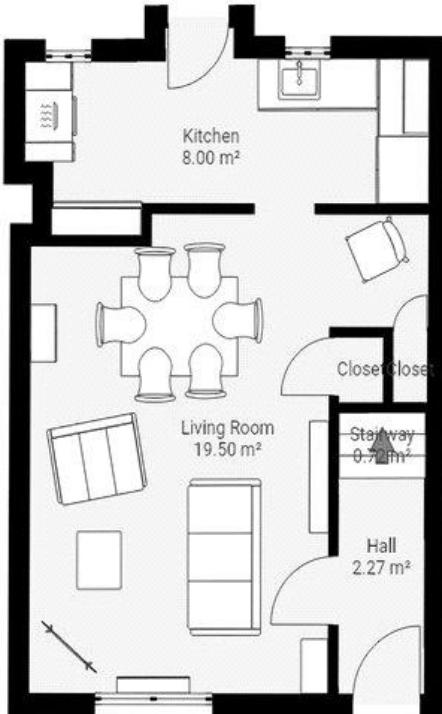
EPC BAND Grade II listed



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York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

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