



WILLOWGREEN

ESTATE AGENTS



7 Dene Lea, Rutland Terrace, Scarborough, YO12 7JB

Guide price £450,000

Dene Lea is a truly exceptional property that must be seen to fully appreciate the space, the meticulous renovations, and the high standard of finishes throughout. Every detail has been thoughtfully considered, with no expense spared in updating this home. All electrics, plumbing, heating systems, and fixtures have been replaced, and special period-style double glazing has been installed, ensuring both charm and modern efficiency. The property is beautifully presented, with new carpets, hardware, and sanitary ware, ready to move into with ease.

Located on Rutland Terrace, this home enjoys a superb position with breathtaking sea views. Scarborough's historic Castle Road is just a stone's throw away, with Scarborough Castle nearby. Take a stroll along Paradise, past St. Mary's Church, and enjoy a short walk to the South Bay and Harbour.

Dene Lea offers versatile living arrangements, ideal for multi-generational living, a family home, or even as a business opportunity. There are two self-contained en-suite studios within the property. Studio One boasts a Jacuzzi bath with a shower overhead, while Studio Two has a double walk-in shower and panoramic sea views, making them perfect for guests or rental income.

On the second floor, the bright and airy 19ft kitchen diner is a fantastic family room. It's fitted with a full range of modern units, including an integrated washer, fridge, and plenty of space for dining and seating. Across the landing, which also houses a convenient WC, is the spacious lounge, offering a relaxed atmosphere with large windows framing uninterrupted sea views.

The third floor features four generously sized double bedrooms. Bedroom One overlooks Castle Road and has an en-suite with a shower. Bedroom Two also has views over Castle Road, while Bedrooms Three and Four both offer spectacular panoramic sea views over Rutland Terrace. This floor also includes a family bathroom with a bath and shower overhead.

ENTRANCE HALL

Traditional door to the front aspect, electric wall mounted radiator, power point, stairs to the first floor landing.

FIRST FLOOR LANDING

Storage cupboard, stairs to the second floor landing, access to Studio 1 and Studio 2.

STUDIO ONE

13'1" x 13'1" (4.00m x 4.00m)

Two UPVC double glazed sash windows to the rear aspect, TV point, two electric wall mounted radiators, power points.

KITCHEN AREA

Base units with roll top work surface, stainless steel sink and drainer, space for fridge and microwave, power points and light.

EN SUITE

Modern white three piece suite comprising of low flush WC, vanity wash hand basin, panelled enclosed jacuzzi bath with mixer taps and electric shower over, extractor fan, heated towel rail.

STUDIO TWO

19'0" x 15'5" (5.80m x 4.70m)

LOUNGE AREA

UPVC double glazed sash bay windows to the front aspect ,overlooking the north bay with sea views, TV point, electric wall mounted radiator, power points.

KITCHEN AREA

UPVC double glazed window to the front aspect with SEA VIEWS, range of high gloss wall and base units with roll top work surface, stainless steel sink and drainer, breakfast bar, space for fridge and space for microwave, power point.

EN SUITE

Modern white three piece suite comprising of low flush WC, vanity wash hand basin, walk in double shower extractor fan.

SECOND FLOOR LANDING

Storage cupboard. Access to Kitchen Diner and lounge. WC and stairs to the third floor landing.

WC

White two piece suite comprising of low flush WC, wash hand basin, extractor fan.

KITCHEN/DINING AREA

19'4" x 13'1" (5.90m x 4.00m)

DINING AREA

Two UPVC double glazed sash windows to the rear aspect, TV point, Two electric wall mounted radiators.

KITCHEN AREA

Range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated washer/dryer, integrated electric oven with four ring hob and extractor hood, integrated fridge and freezer, integrated slimline dishwasher, power points.

LOUNGE

19'4" x 14'9" (5.90m x 4.50m)

UPVC double glazed sash bay window with PANORAMIC SEA VIEWS ACROSS THE NORTH BAY, TV point, Two electric wall mounted radiators, power points.

THIRD FLOOR LANDING

Roof Lantern, wall mounted radiator, power points, access to all bedrooms and bath.

BEDROOM ONE

10'9" x 9'10" (3.30m x 3.00m)

UPVC double glazed sash window to the rear aspect, vanity wash hand basin, wall mounted radiator, power points.

EN SUITE

Modern white two piece suite comprising of low flush WC, shower cubicle with electric shower, extractor fan, heated towel rail.

BEDROOM TWO

13'1" x 8'6" (4.00m x 2.60m)

UPVC double glazed sash window to the rear aspect, vanity wash hand basin, wall mounted radiator, power points.

FAMILY BATHROOM

Modern white three piece suite comprising of low flush WC, vanity wash hand basin, panelled enclosed bath with mixer taps and electric shower over, extractor fan.

BEDROOM THREE

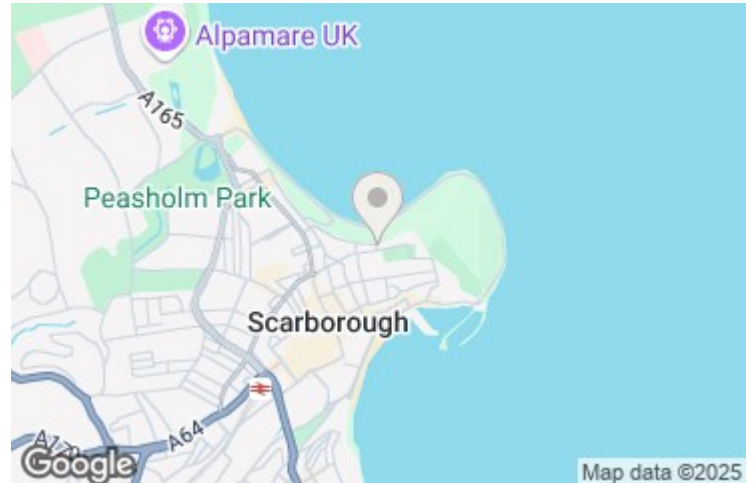
11'11" x 8'8" (3.65m x 2.65m)

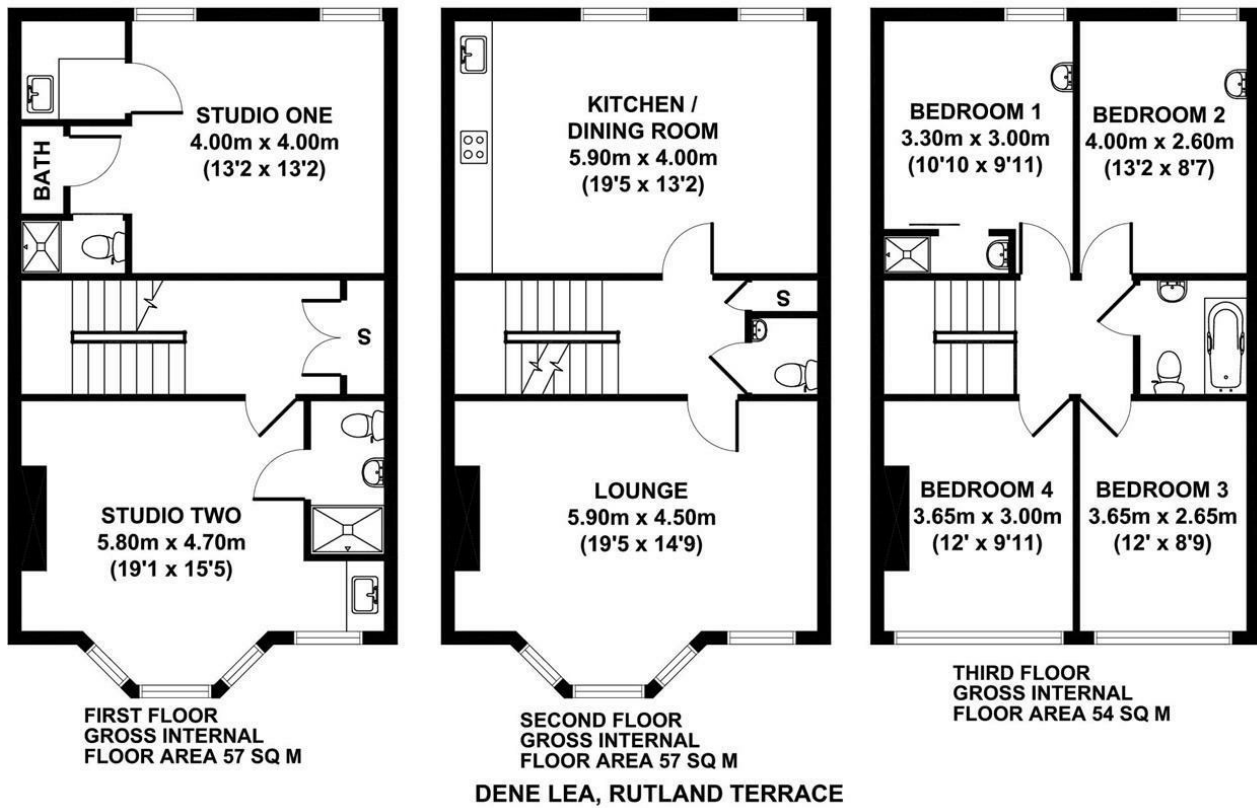
UPVC double glazed windows to the front aspect with SEA VIEWS, vanity wash hand basin, wall mounted radiator, power points.

BEDROOM FOUR

11'11" x 9'10" (3.65m x 3.00m)

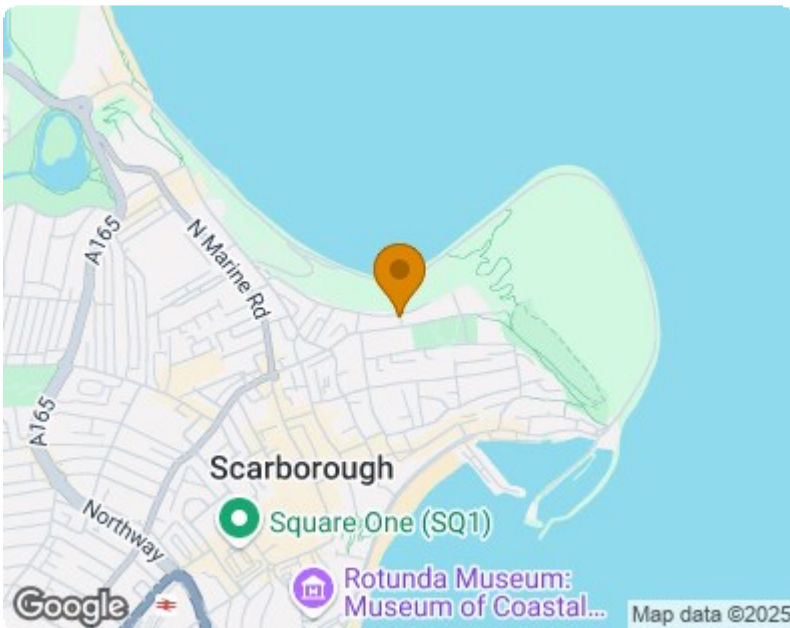
UPVC double glazed windows to the front aspect with SEA VIEWS, vanity wash hand basin, wall mounted radiator, power points.





APPROX. GROSS INTERNAL FLOOR AREA 168 SQ M / 1808 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
63		75			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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