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Columbus Ravine

Scarborough, YO12 7QZ

Offers In Excess Of £235,000



FANTASTIC SIZED COMMERCIAL UNIT WITH THREE BEDROOM MAISONETTE ABOVE

Hunters are delighted to bring to the market this FANTASTIC INVESTMENT OPPORTUNITY located on the HIGHLY SOUGHT-AFTER AREA of Columbus Ravine. This WELL PRESENTED property benefits from UPVC DOUBLE GLAZING to the upper floors, GAS CENTRAL HEATING, SOLAR PANELS, LARGE SHOP FRONT and STORAGE ROOMS making this the ideal investment for a range of buyers.

This unique accommodation briefly comprises of: ground floor shop leading to rear store room, second store room and cellar. The first floor of the property welcomes you with a large by fronted lounge, kitchen/diner with pantry, WC and family bathroom. The second floor brings three double bedrooms and shower rooms. To the outside of the property is a low maintenance rear yard with rear entrance.

This fantastic residence is situated close to a wealth of local amenities and attractions such as Peasholm Park, the North Bay, local shops, Sea Life Centre, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway and, most recently, the £14 million Alpacare Waterpark, also being within walking distance of the Town Centre. Being close to both Primary



Entrance Vestibule
Front door and antio flooring.

Entrance Hall
Stairs to first floor landing, access to cellar, radiator and power points.

Shop
Single glazed windows to the front aspect, single glazed door the the front aspect, single glazed sash window to the rear aspect, lino flooring, telephone point and power points.

Storage
Door to the rear aspect, sink and drainer unit, boiler, lino flooring, access to the shop and residential space and power points.

Ground Floor Store Room
UPCV double glazed bay window to the rear aspect, lino flooring and power points.

First Floor Landing
Coving, radiator and stairs to second floor landing.

Toilet
UPVC double glazed opaque window to the rear aspect, tiled flooring, coving, radiator, partially tiled walls, low flush WC and wash hand basin with vanity unit.

Bathroom
UPVC double glazed opaque window to the rear aspect, coving, lino flooring, heated towel rail, airing cupboard and partially tiled walls, three piece suite comprising of: fully tiled walk in shower cubicle, low flush WC and wash hand basin with vanity.

Kitchen/Diner
UPVC double glazed window to the rear aspect, lino flooring, serving hatch, radiator, range of wall and base units with roll top work surfaces, sink and drainer unit, space for electric cooker, power points and pantry with power points and plumbing for washing machine.

Lounge
UPVC double glazed bay window to the front aspect, UPVC double glazed window to the front aspect, coving, radiator, feature fireplace, TV point, telephone point and power points.

Second Floor Landing
Velux windows, loft access and power points.

Bedroom 1
UPVC double glazed windows to the front aspect, storage cupboard, radiator, TV point and power points.

Bedroom 2
UPVC double glazed window to the rear aspect, storage cupboard, radiator, TV point and power points

Bedroom 3
Velux window, coving, radiator, TV point and power points.

Shower Room
Spotlights, tiled flooring, partially tiled walls, extractor fan, and three piece suite comprising of: fully tiled shower cubical with shower attachment, low flush WC and wash hand basin with vanity.

Cellar
Power and lighting.

Rear Yard
Outhouse WC, outside taps, outside lights, power points and rear entrance.

Agents Notes
Council Tax- C
EPC-D
Solar panels for electric and water heating

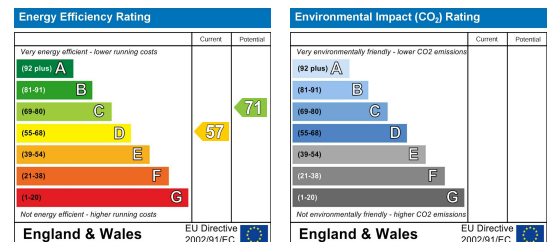
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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