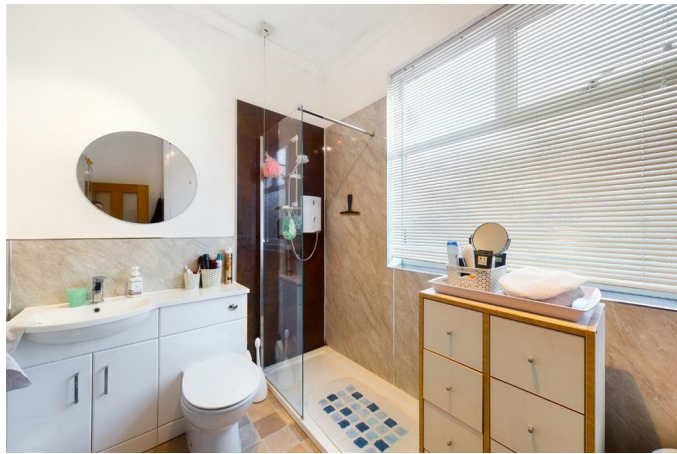




HUNTERS[®]
HERE TO GET *you* THERE

Columbus Ravine, Scarborough | Offers In Excess Of £235,000
Call us today on 01723 336760



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.

Entrance Vestibule
Front door and antico 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
to 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
UPVC 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

*****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
Alpamare Waterpark, also being within walking distance
of the Town Centre. Being close to both Primary and
Secondary schools.**

**Internal viewings are highly recommended call 01723
336760 to book a viewing!**



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.

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