



## Princess Street, Scarborough

North Yorkshire, YO11 1QR

£325,000



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**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Princess Street, Scarborough

## DESCRIPTION

Hunters Exclusive are delighted to bring to the market this SPACIOUS CHARACTER GRADE 2 LISTED house located in the HIGHLY DESIRABLE OLD TOWN of Scarborough benefiting from FIVE BEDROOMS, TWO BATHROOMS, TWO ATTIC ROOMS and BASEMENT. Offering LARGE GARAGE and LOW MAINTENANCE REAR YARD this property has the potential to be the PERFECT FAMILY HOME or would make a fantastic INVESTMENT.

In need of modernisation this living accommodation briefly comprises: entrance hall with stairs to the first floor landing, spacious lounge, study/dining room and kitchen. To the first and second floors of the property you are welcomed with five double bedrooms and two bathrooms. The attic presents you with two fully boarded rooms. To the lower ground is a large basement area perfect for storage or to be converted into additional rooms. The outside benefits from a low maintenance rear yard and substantial sized garage.

Within a short walk of the town centre with its handy shops and amenities and close to the unspoiled North Bay beach, 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, In complete contrast in a close proximity is the North Yorkshire Moors National Park one of the least populated areas in the UK.

This is not one to miss, call now to arrange a viewing!



# ROOMS

## Entrance Vestibule

Door to front aspect.

## Entrance Hall

Door to basement, stairs to first floor landing and power points.

## Lounge

Two windows to front aspect, coving, feature fireplace, telephone point, TV point and power points.

## Study

Window to front aspect, coving, feature fireplace and power points.

## Kitchen

Three windows to side and rear aspects, tiled flooring, range of wall and base units with roll top work surfaces, sink and drainer unit, plumbed for dishwasher, plumbed for washing machine, space for cooker, space for fridge/freezer, telephone point, storage heater and power points.

## First floor landing

Windows to front and rear aspects, stairs to second floor landing, airing cupboard and power points.

## Bedroom 1

Two windows to front aspect, coving, feature fireplace, sink with pedestal, radiator and power points.

## Bedroom 2

Two windows to front aspect, coving, fitted wardrobes, radiator and power points.

## Bathroom

Window to side aspect, fully tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal, roll top bath with mixer taps and over head shower attachment and radiator.

## Second floor landing

Window to rear aspect and stairs to the attic room.

## Bedroom 3

Two windows to front aspect, coving, radiator and power points.

## Bedroom 4

Two windows to front aspect, feature fireplace, sink with pedestal unit, radiator and power points.

## Bedroom 5

Velux window to side and rear aspects, telephone point, TV point and power points.

## Bathroom

Velux window, fully tiled walls, panel enclosed bath with mixer taps and shower attachment, wash hand basin with pedestal.

## WC

Low flush WC.

## Third floor landing

Velux window.

## Attic rooms

Fully boarded loft rooms with three Velux windows and power and lighting.

## Basement

Two windows to front aspect, door to front aspect, telephone point, lighting and power points.

## Garden

Low maintenance rear garden, patio area, outside tap, outside lights and storage.

## Garage

Power and lighting.







Ground Floor



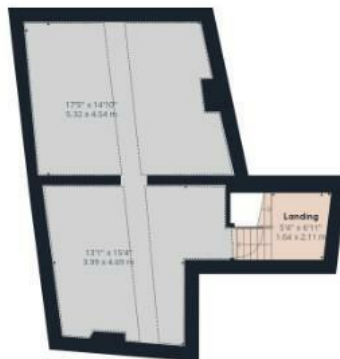
Floor 1



Floor 2



Floor 3



Floor 4

Approximate total area<sup>®</sup>

3243.01 ft<sup>2</sup>

301.29 m<sup>2</sup>

Reduced headroom

454.47 ft<sup>2</sup>

42.22 m<sup>2</sup>

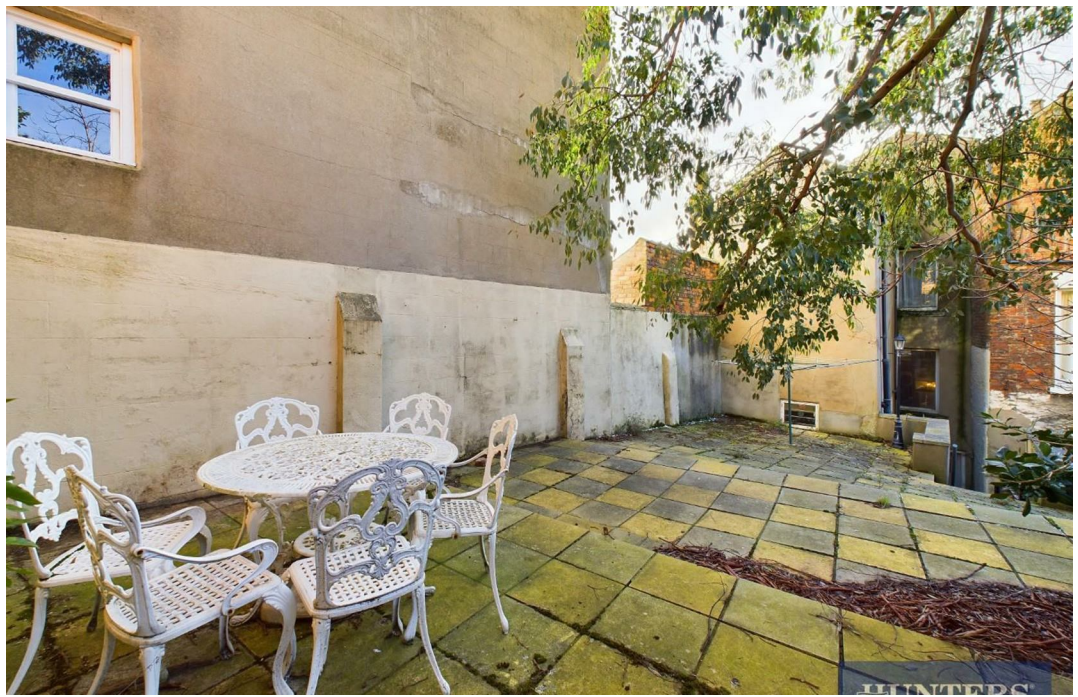
Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

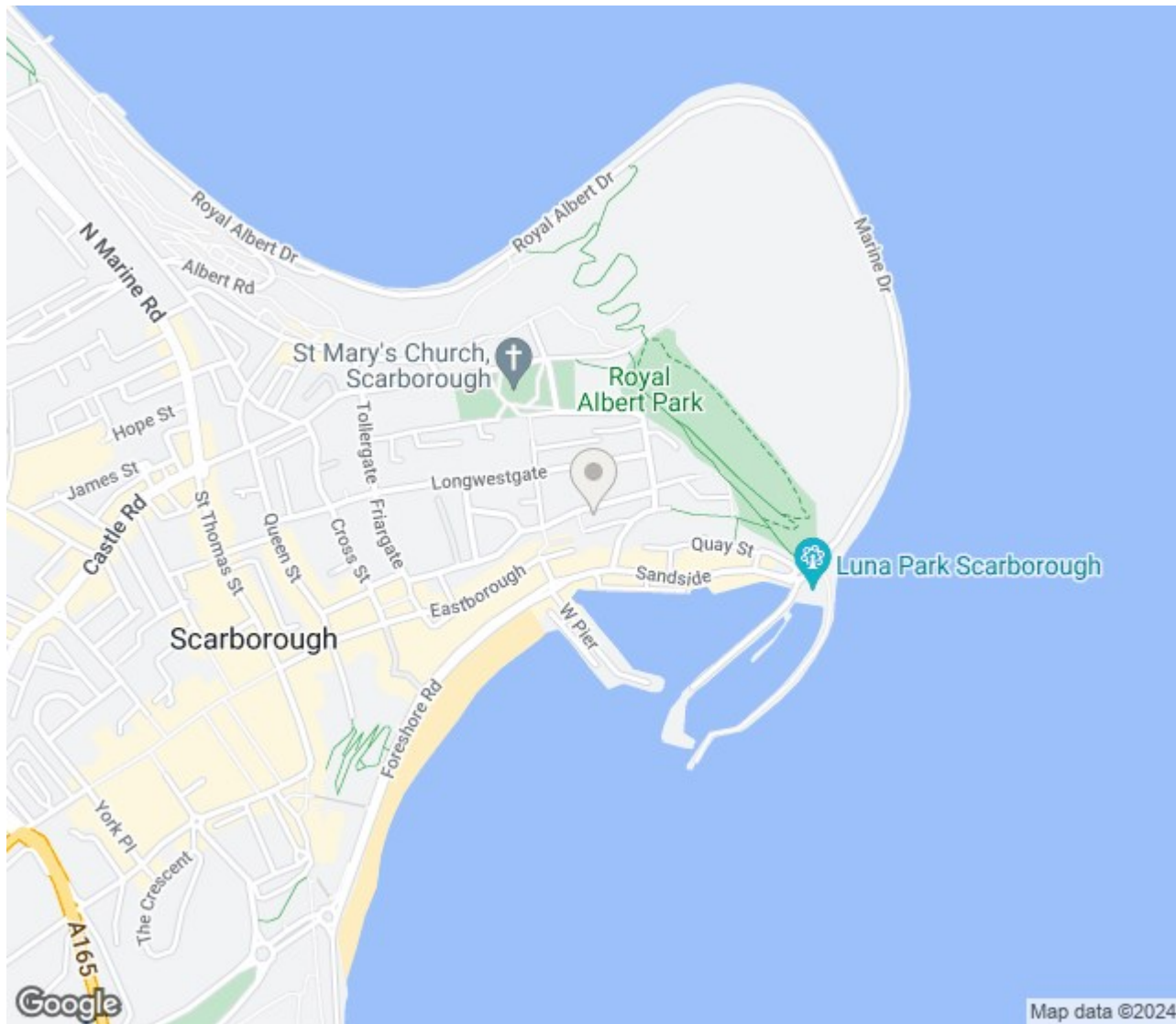
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360









## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>36</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### 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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