



Princess Street, Scarborough

North Yorkshire, YO11 1QR

£310,000



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EXCLUSIVE

Princess Street, Scarborough

DESCRIPTION

A large family home built for a prosperous Scarborough resident during the reign (1760 - 1820) of King George the Third, characterful 'Princess House' offers a great opportunity for a 'can do' buyer.

This Grade 2 listed house is very well located, in Scarborough's 'Old Town' close to the harbour, the Market Hall and the shops of Eastborough and Westborough.

Princess House also benefits from a rare asset in this part of town - a sizeable garage, 35' x 24'5" (10.57m x 7.47m) - sufficient to accomodate up to five cars.

To the rear of the house is a stone flagged garden, approximately 60' x 40'.

This beautiful building retains various attractive period features; among these are wainscot panelling by the wide central staircase, some original Georgian doors and two fine marble fireplaces.

Briefly, on the ground floor the property comprises :

Entrance lobby and hall corridor; large, front facing lounge; separate front facing dining room; rear facing breakfast kitchen.

From the hall corridor a door leads down to a big double cellar with windows looking out to street level.

Ascending the wide staircase from the hall corridor to the first floor, you'll encounter the master bedroom (17'9" x 15' (5.41m x 4.57m) and a second bedroom. To the left of the first floor landing is a windowed alcove area next to an airing cupboard and a large bathroom with claw foot bath, a w.c., wash hand basin and a walk-in shower.

On the second floor is a further large bedroom with some original panelling, and another bedroom. To the left of the second floor landing is a short corridor, off of which is a further bathroom, a separate w.c. and, at the end, a home office which could serve as a fifth bedroom. The outlook from the home office gives a view of Scarborough Castle.

The house staircase leads on further, to the top of the house and an extensive (low head height) double attic/loft.



ROOMS

Entrance Vestibule
Door to front aspect.

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

Lounge
16'11" x 15'3"
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
27'3" x 8'5"
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
17'8" x 14'11"
Two windows to front aspect, coving, feature fireplace, sink with pedestal, radiator and power points.

Bedroom 2
14'9" x 12'9"
Two windows to front aspect, coving, fitted wardrobes, radiator and power points.

Bathroom
17'8" x 9'3"
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
16'6" x 15'3"
Two windows to front aspect, coving, radiator and power points.

Bedroom 4
13'3" x 12'9"
Two windows to front aspect, feature fireplace, sink with pedestal unit, radiator and power points.

Bedroom 5
14'11" x 9'8"
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.

Cellar One
18'6" x 14'0"

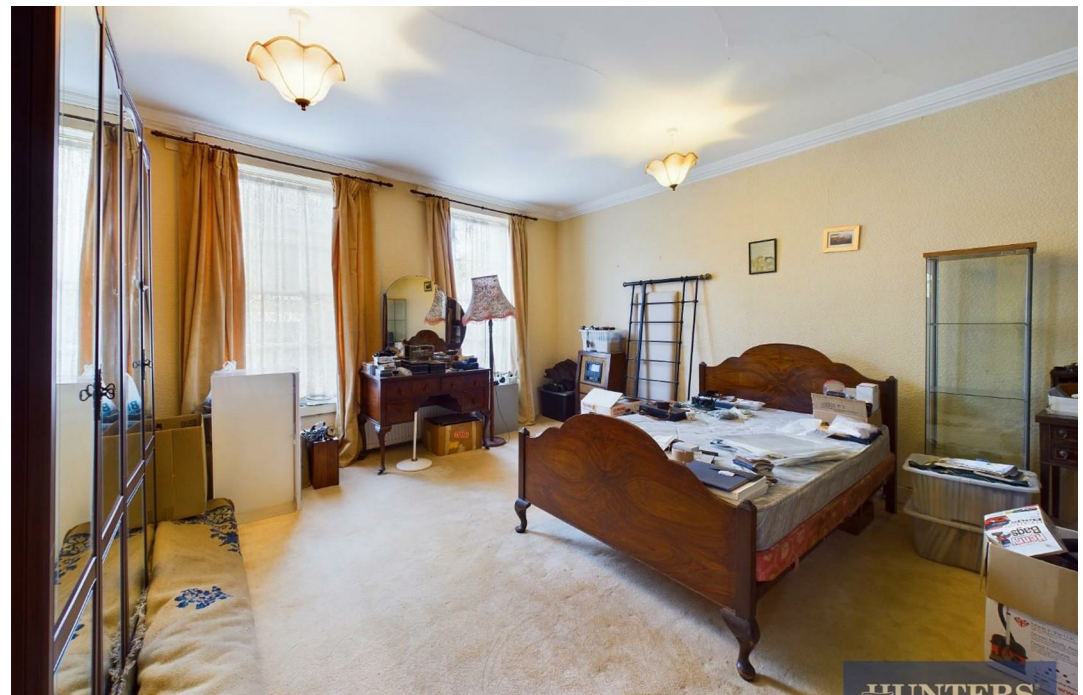
Cellar Two
16'11" x 13'5"

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

Garage
35'0" x 24'6"
Power and lighting.

Material Information Scarborough
Tenure Type; Freehold
Council Tax Banding; D

HMRC
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service





Ground Floor



Floor 1



Floor 2



Floor 3



Floor 4

HUNTERS®
HERE TO GET *you* THERE

Approximate total area[®]

3243.01 ft²

301.29 m²

Reduced headroom

454.47 ft²

42.22 m²

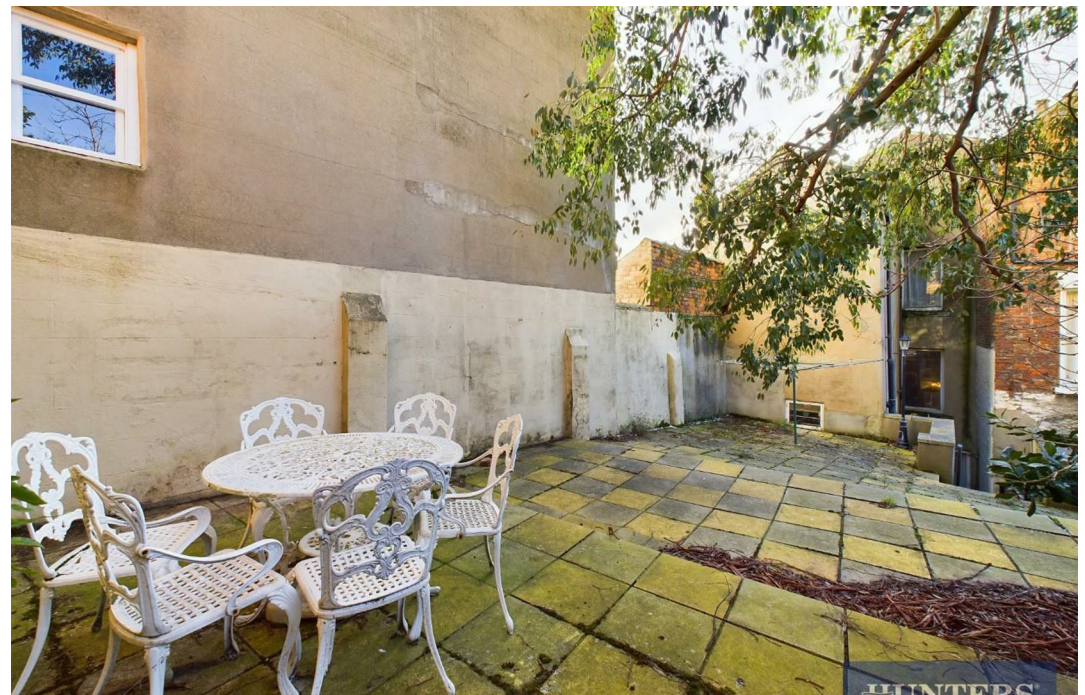
Excluding balconies and terraces

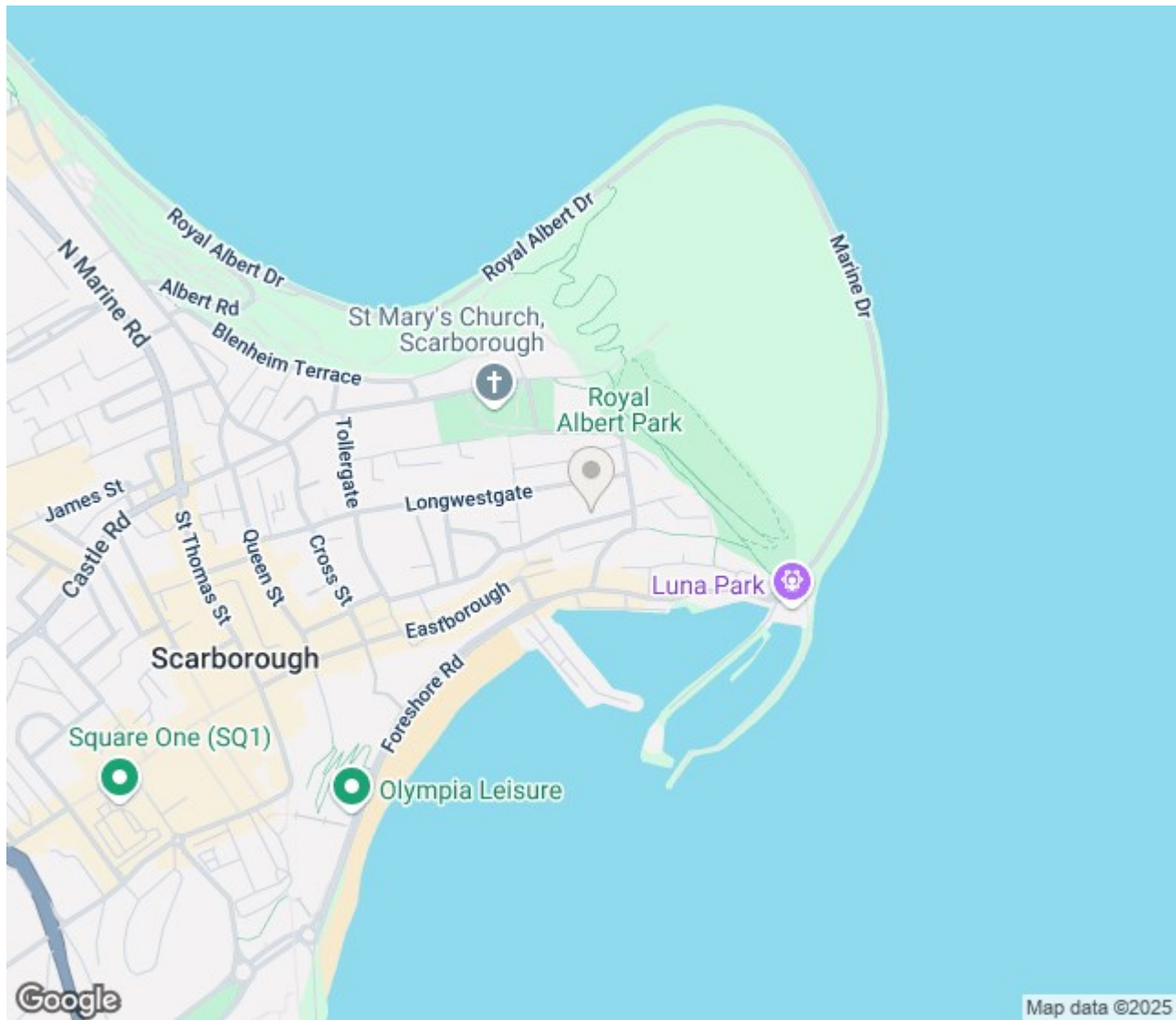
 Reduced headroom
(below 1.5m/4.92ft)

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

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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