



HUNTERS[®]

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York Place, Scarborough | Offers In Excess Of £190,000
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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.

Basement Level	Bedroom Two/ Office 13'5" x 13'1" Window to the rear aspect, radiator, telephone and power points.
Entrance	WC 7'2" x 5'10" WC and wash hand basin with pedestal.
Cafe 17'4" x 14'9" Single glazed bay window to the front aspect, power points and radiator.	Second Floor
Bar 4'7" x 4'7" Power points and telephone point.	Landing 17'4" x 6'2"
Seating area 13'5" x 7'2" Power points and wall heater.	Bedroom Three/ Office 17'4" x 12'9" Bay window to the front aspect with sea views, radiator, telephone point and power points.
Prep Area 13'1" x 5'6" Window to the rear aspect, sink and drainer unit and power points.	Bedroom Four 13'5" x 13'5" Window to the rear aspect, radiator, telephone point and power points.
Kitchen 15'8" x 9'10" Sink and drainer unit and base units with roll top work surfaces.	Bedroom Five 10'9" x 6'10" Window to the front aspect, radiator, telephone point and power points.
Ground Floor	Top Floor
Entrance Hall	Landing 8'6" x 6'2"
Office/Possible Lounge 17'4" x 14'9" Bay Window to the front aspect, radiator, telephone point and power points.	Attic Room 13'9" x 10'5" Window to the rear aspect, radiator and power points.
Office/Possible Dining Room 13'5" x 12'5" Window to the rear aspect, radiator, telephone point and power points.	Attic Room 12'1" x 9'2" Velux window, radiator and power points.
WC 6'2" x 3'3" WC and wash hand basin with pedestal.	Store 6'2" x 6'2"
First Floor	Store 6'2" x 4'3"
Landing 14'1" x 6'2"	Yard Enclosed low maintenance yard and gated access onto rear lane.
Bedroom One/ Office/ Lounge 20'0" x 17'8" Bay window to the front aspect, window to the front aspect, feature fireplace, radiator, telephone point and power points.	Agents Notes

Freehold
Council Tax-
EPC-E
Planning permission for residential use.

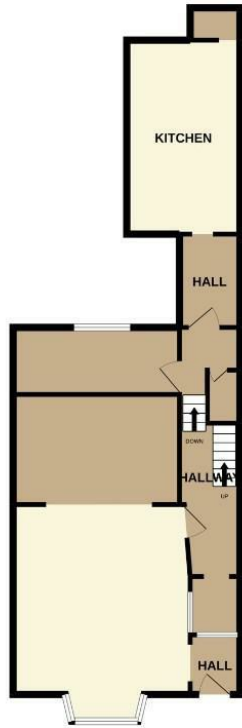
Hunters present a MIXED USE Grade II listed property located within SCARBOROUGH TOWN CENTRE and within close proximity to local amenities including the popular SCARBOROUGH SOUTH BAY offering SEA VIEWS from the second-floor front room. This property offers SUBSTANTIAL ACCOMODATION over FIVE FLOORS and would make the ideal INVESTMENT OPPERTUNITY, perfect for those seeking to open their own RESTAURANT/OFFICES/SUBSTANTIAL FAMILY HOME.

The location of this property is one of the finest dining destinations within Scarborough town with established restaurants such as GEORGE MICHAELS, CAFE FISH and LICORELLA ON YORK PLACE with popular bars being present as well including STORM bar. This Grade II listed townhouse comprises of five floors. The basement level includes entrance hall leading to cafe/bar area, seating area, prep area and large kitchen. The ground floor and first floors comprise: four rooms that can be used for either residential use or office space and WC. From the first floor there are stairs leading to second floor landing where you are presented with a further three rooms with sea views to be seen from the bay window. The top floor offers to two attic rooms and two storerooms. To the rear of the property you are welcomed by a low maintenance yard with gated access onto the rear lane.

This Grade II listed town house is in a prominent location within Scarborough Town Centre, close to an array of local amenities including supermarkets, Brunswick Shopping Centre and local shops. It is also within the proximity of Scarborough Train Station, Scarborough South Bay Beach and Scarborough Spa.

An investment opportunity that is not to be missed, call today to arrange your viewing 01723 336 760

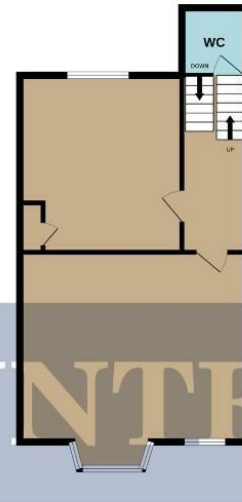
GROUND FLOOR



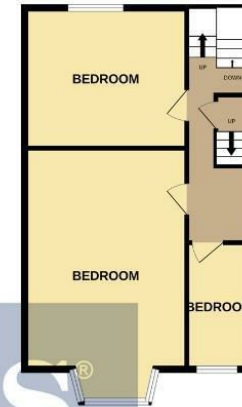
1ST FLOOR



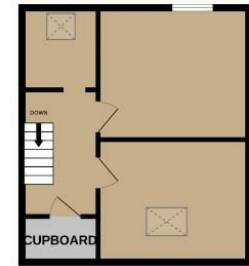
2ND FLOOR



3RD FLOOR



4TH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760
| scarborough@hunters.com

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