

HUNTERS[®]

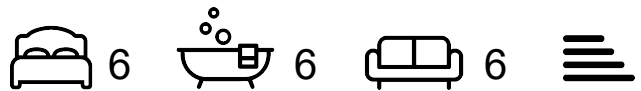
HERE TO GET *you* THERE



Royal Avenue

Scarborough, YO11 2LT

Offers In Excess Of £575,000



Discover a truly remarkable opportunity in this expansive property, currently divided into four apartments, each operating as popular and successful holiday lets. Spanning four floors, this sizeable living accommodation boasts immaculate decorative order with meticulous attention to detail evident throughout. Ideally suited for investment, this property can be seamlessly sold as a going concern, complete with fixtures (Subject to Offer). Nestled in a sought-after south cliff location, it offers convenient proximity to amenities, ensuring an attractive lifestyle for both residents and guests alike.

The Artist's House stands as a beacon of hospitality, having graciously welcomed visitors and garnered stellar acclaim. Boasting an exceptional rating of 9.3/10 on Booking.com, derived from 93 glowing reviews, and maintaining a flawless 5-star record on AirBnB, complete with coveted 'Superhost' status.

The current owner is prepared to sell the property as a growing concern with all bookings (currently until February 2025) and all fixtures and fittings dependent on the offer. A detailed run down of all the accounts can be provided upon request to serious interested parties.



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EXCLUSIVE



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The Grand Bay

Inviting first floor apartment with two double bedrooms, open plan living area, study space and family bathroom. Benefiting from modern elegance this is the ideal retreat for families, couples or groups of friends.

Entrance Hall

Lounge/Kitchen 17'1" x 14'11" (5.22 x 4.57)

Bedroom 1 14'4" x 11'6" (4.39 x 3.53)

Bedroom 2 10'0" x 6'11" (3.06 x 2.13)

Bathroom 7'3" x 5'9" (2.21 x 1.77)

EPC

12C Royal Avenue - Band B

Qualifies for 100% small business rates

The Garden Flat

Spread across two floors, this exquisite one-bedroom apartment benefits from lounge/diner, modern kitchen and hallway providing access to the first floor and the private low maintenance garden area comprising fully stocked raised beds, outdoor tap, power and lighting. To the upper floor you are presented with a double bedroom and three piece suite shower room.

Lounge/diner 14'2" x 11'5" (4.33 x 3.49)

Kitchen 8'9" x 8'5" (2.68 x 2.58)

Hallway 9'9" x 3'9" (2.99 x 1.15)

Bedroom 8'7" x 8'5" (2.64 x 2.59)

Shower room 10'9" x 2'5" (3.30 x 0.75)

EPC

12B Royal Avenue - Band C

Qualifies for 100% small business rates

The Artists Studio

This generously sized apartment nestled on the second floor benefiting from two double bedrooms, bay fronted open plan living space and three piece suite bathroom. Previously being Paul Marny's studio you can find pieces of his artwork displayed which can be included in the sale (S.T.O)

Lounge/Kitchen 16'9" x 13'8" (5.12 x 4.18)

Lounge/kitchen -

Bedroom 1 21'2" x 11'5" (6.46 x 3.48)

Bedroom 2 11'8" x 11'3" (3.56 x 3.43)

Bathroom 11'7" x 5'6" (3.55 x 1.70)

EPC

12D Royal Avenue - Band C

Qualifies for 100% small business rates

The Masionette

A contemporary studio style apartment set across two inviting floors perfect for couples or individuals looking for a seaside getaway. Benefiting from a bay fronted lounge/bedroom to the ground floor and a three piece suite shower room and fully fitted kitchen to the lower ground floor.

Lounge/bedroom 16'8" x 14'7" (5.09 x 4.45)

Kitchen 9'3" x 5'10" (2.84 x 1.79)

Shower room 9'3" x 5'10" (2.84 x 1.79)

EPC

12A Royal Avenue - Band C

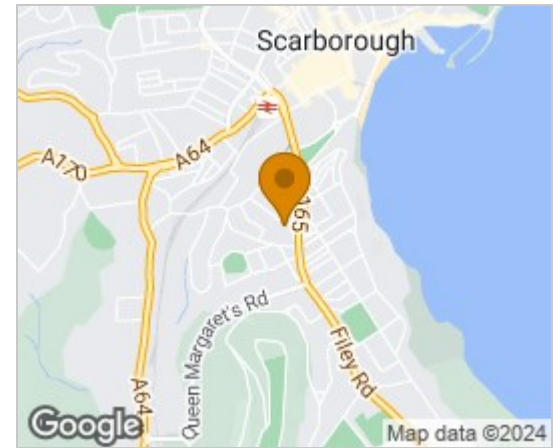
Qualifies for 100% small business rates

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.

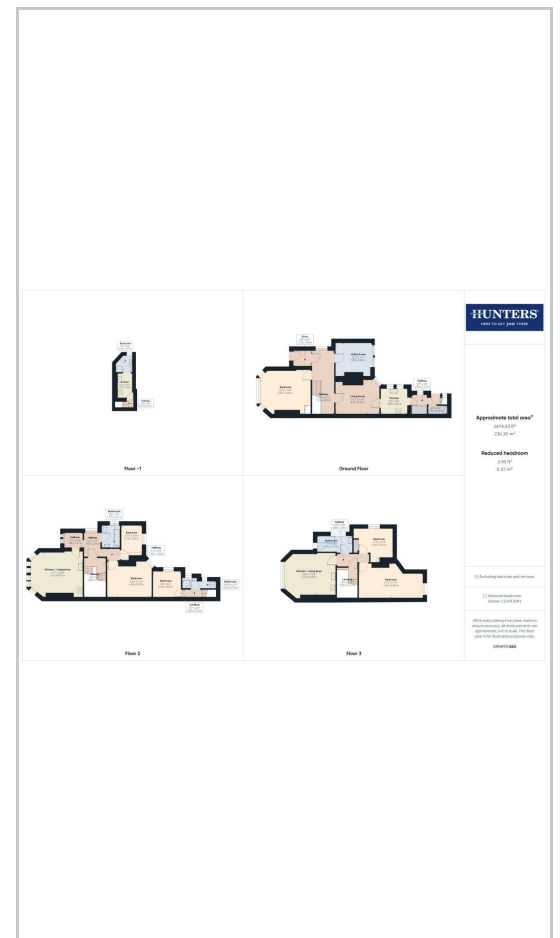
33 Huntriss Row, Scarborough, YO11 2ED

Tel: 01723 336760 Email: scarborough@hunters.com <https://www.hunters.com>

Area Map



Floor Plans



Energy Efficiency Graph

