



**Princess Street, Scarborough**

, YO11 1QR

**£450,000**



5



3



2



C

**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Princess Street, Scarborough

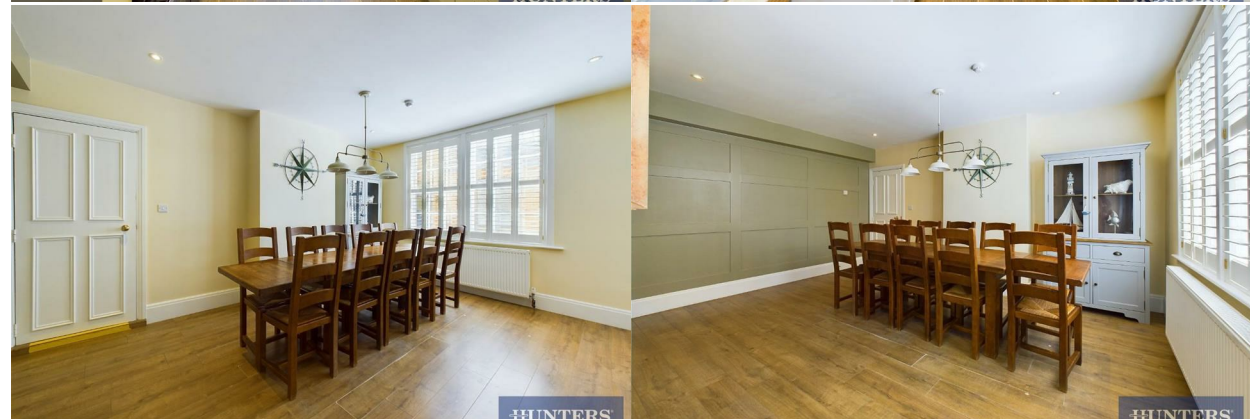
## DESCRIPTION

Hunters Exclusive are proud to bring to the market this exquisite Grade II listed home offering an exceptional blend of period charm and modern comfort. This spacious property features five generous bedrooms, three bathrooms and two reception rooms making it an ideal family home, holiday let or a luxurious coastal retreat. Located in the picturesque Old Town, this home is just a short stroll from Scarborough's stunning beaches, vibrant town centre, and historic attractions. With its spacious layout, modern amenities, and prime location, this property is a rare find and not one to miss!

This fantastic home briefly comprises: spacious dining room entrance with feature panelled wall and stairs to the first floor landing, fully fitted kitchen, downstairs WC and spacious lounge with feature log burner, to the upper floors of the property you are presented with the five bedrooms, one ensuite, one shower room and family bathroom.

This property is located within Scarborough's Old Town and is situated amongst a wealth of amenities and attractions including Scarborough Indoor Market Hall, local shops, a choice of popular eating and drinking establishments, not to mention Scarborough's South Bay Beach and Scarborough Town Centre.

Viewing this property is highly recommended in order to fully appreciate the space, setting, views and character that this property has to offer!



# ROOMS

## Entrance Hall/Dining Room

Windows to the front aspect, radiator, laminate laid wood style flooring, stairs to the first floor landing and power points.

## Lounge

Windows to the front aspect, log burner, radiator, TV point and power points.

## Kitchen

Door to the front aspect, window to the front aspect, ceramic tile flooring, range of wall and base units with roll top work surfaces, tiled splash back, plumbing for washing machine, integrated dishwasher, sink and drainer unit, space for fridge/freezer, gas oven, gas hob, extractor hood and power points.

## Downstairs WC

Radiator, low flush WC, wash hand basin and partially tiled walls.

## First Floor Landing

Sensor ceiling lights and stairs to the second floor landing.

## Bedroom 1

Window to the front aspect, radiator and power points.

## Bedroom 2

Window to the front aspect, radiator and power points.

## Bedroom 3

Windows to the front and side aspects, feature fireplace, radiator and power points.

## En-Suite

Three piece suite comprising: fully tiled shower cubicle, low flush WC and wash hand basin. Fully tiled walls, radiator and extractor fan.

## Bathroom

Velux window to the rear aspect, radiator, partially tiled walls, extractor fan and three piece suite comprising: low flush WC, wash hand basin and panel enclosed bath with mixer taps and overhead shower.

## Second Floor Landing

## Bedroom 4

Windows to the front and side aspect offering beautiful sea views, radiator, feature fireplace, dressing area and power points.

## Bedroom 5

Window to the front aspect offering beautiful sea views, radiator and power points.

## Shower Room

Velux window to the rear aspect, radiator, three piece suite comprising: fully tiled custom made shower cubicle, low flush WC and wash hand basin with vanity unit.

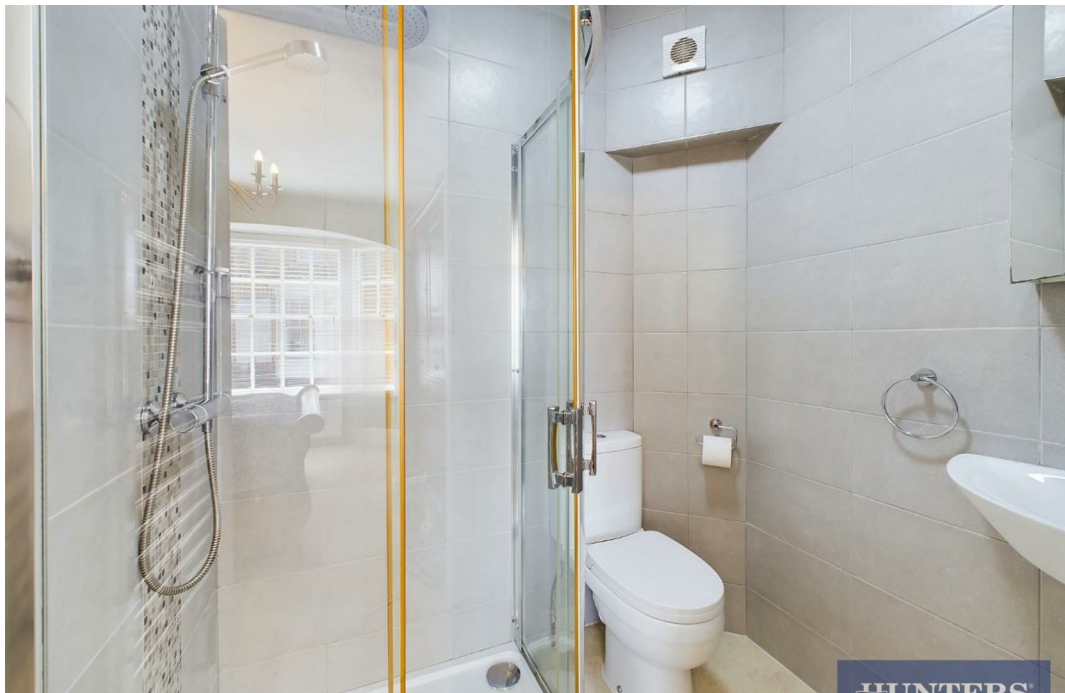
## TV Room

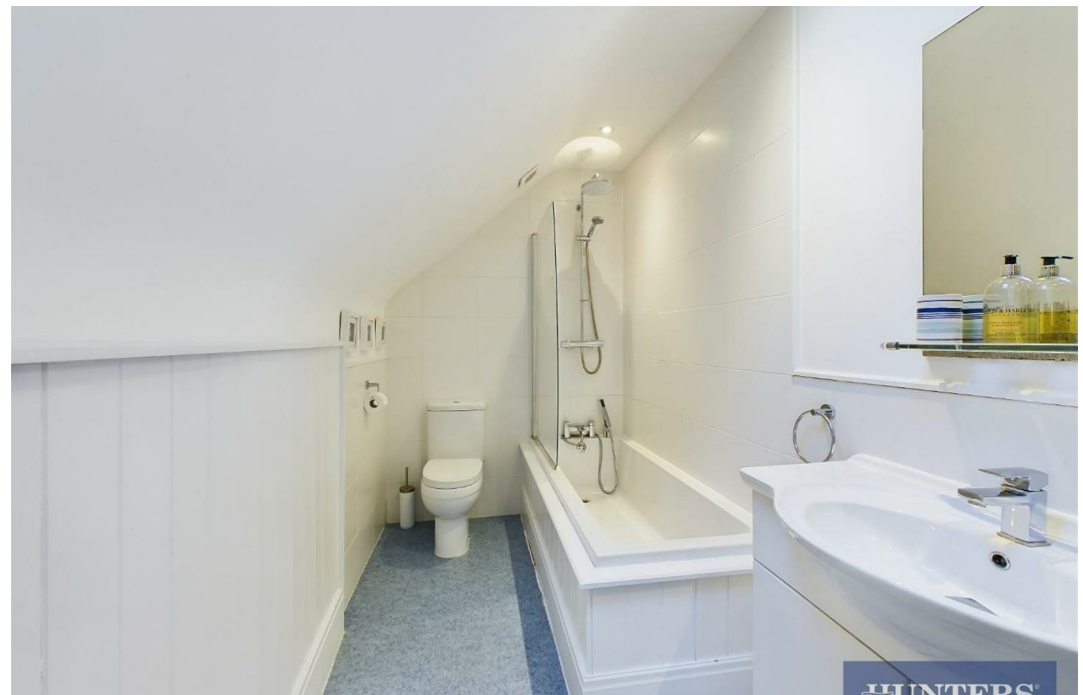
Window to the front aspect offering a beautiful sea view, radiator, tv point and power points.

## Material Information Scarborough

Property Tenure: Freehold

Council Tax: Exempt as it is a holiday let









# ENERGY PERFORMANCE CERTIFICATE

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**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.

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

