



Trinity Road, Scarborough

Offers In Excess Of £285,000



Trinity Road, Scarborough

Hunters Exclusive are delighted to bring to the market this PERIOD HOUSE of CHARACTER CONVERTED into SIX APARTMENTS located in a LOVELY OPEN POSITION OVERLOOKING TRINITY ROAD CHURCH AND GARDENS offering SIX ONE BED APARTMENTS all with PRIVATE BATHROOMS and KITCHENS. This house would make the perfect HOLIDAY LET, LONG TERM LET and is not an investment to miss!

This spacious period property briefly comprises: entrance hall to the first floor landing and cellar access, two ground floor one bedroom apartments one benefiting from two bathrooms and access to private garden and rear access. To the first floor you are presented with a large storage room, private bathroom, additional WC and two one bedroom apartments benefiting from views over Trinity Road church and gardens. The top floor welcomes you with the final two one bedroom apartments one of which boasts views to Olivers Mount and the Castle.

Located on Scarborough's south cliff area and conveniently located secondary and primary schools (Wheatcroft Primary, St Martins Primary and Scarborough Independent School (Age 3-18), university, famous Clock Tower, South Cliff Gardens, Scarborough's Town Centre and Scarborough's South Bay. There is also the Ramshill area in the vicinity which offers a variety of shopping facilities.

Call now to arrange a viewing!





Trinity Road, Scarborough, YO11

Approximate Area = 2642 sq ft / 245.4 sq m

For identification only - Not to scale



LOWER GROUND FLOOR
APPROX FLOOR AREA 12 SQ M (129 SQ FT)

GROUND FLOOR
APPROX FLOOR AREA 89.7 SQ M (966 SQ FT)

FIRST FLOOR
APPROX FLOOR AREA 84.1 SQ M (905 SQ FT)

SECOND FLOOR
APPROX FLOOR AREA 59.6 SQ M (642 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 880508

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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