



**High Street, Scarborough**  
YO13 9AE

**Offers In The Region Of**  
**£550,000**



**5**



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**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**

# High Street, Scarborough

## DESCRIPTION

Hunter Exclusive are presenting an exceptional opportunity to acquire two grade II listed adjoining properties, each with its own separate entrance and a range of versatile features. This unique offering provides endless possibilities for families, investors, or developers alike.

The main property features a spacious kitchen, two inviting reception rooms, and a convenient downstairs WC with shower. Upstairs, there are three well-proportioned bedrooms, including a master with fitted walk-in wardrobes, plus a family bathroom. This ideal family home offers generous living space throughout.

The second property includes two comfortable bedrooms, an open-plan kitchen/diner, a bright reception room, and a family bathroom. While both properties require modernisation, they offer a fantastic opportunity to create your dream living space or a profitable investment property.

Perfect for multi-generational living, these properties also provide great potential for rental income or holiday letting, subject to the necessary planning permissions. The generous 3/4-acre plot features multiple outbuildings, ideal for storage, workshops, or further development.

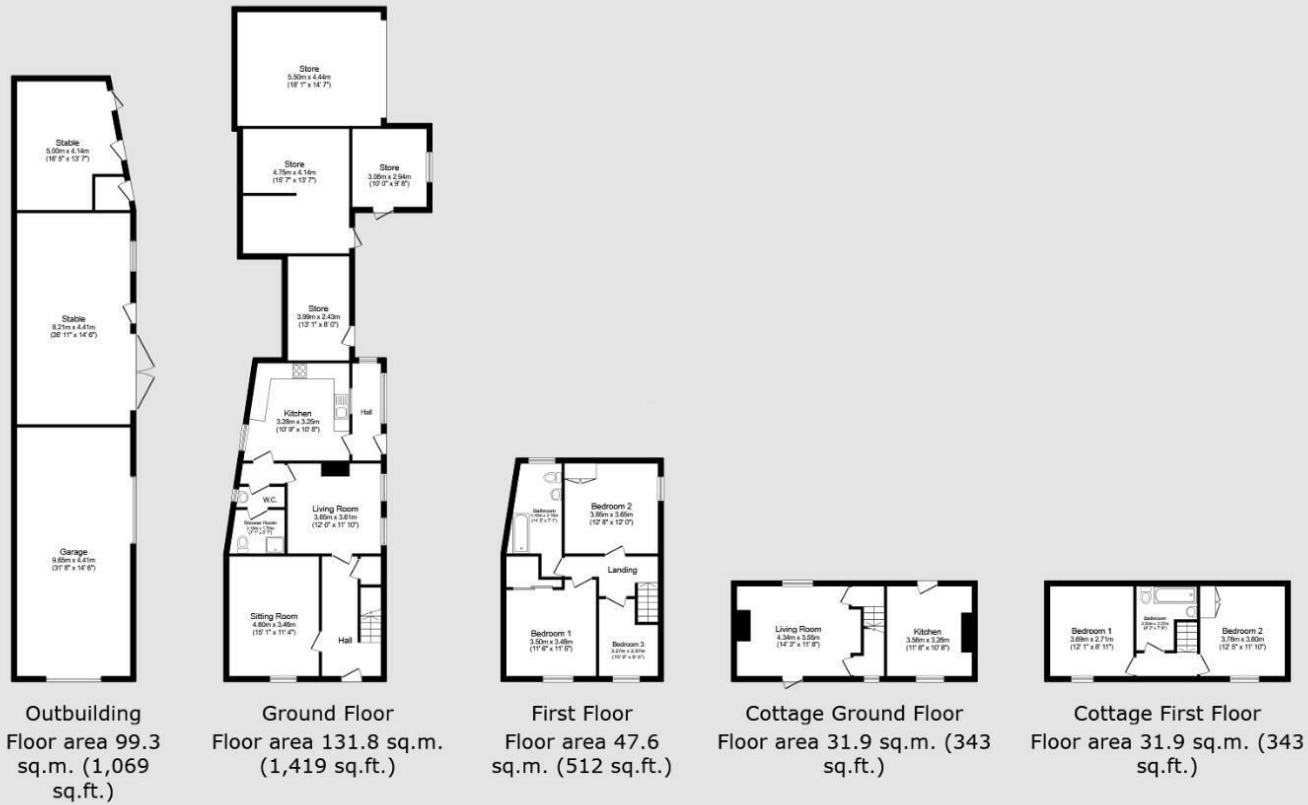
Additional benefits include a garage and ample off-road parking, ensuring practicality alongside opportunity. Situated in a highly desirable location, this property combines convenience with untapped potential.

Don't miss this rare opportunity to secure a property brimming with promise. Contact us today to arrange a viewing!





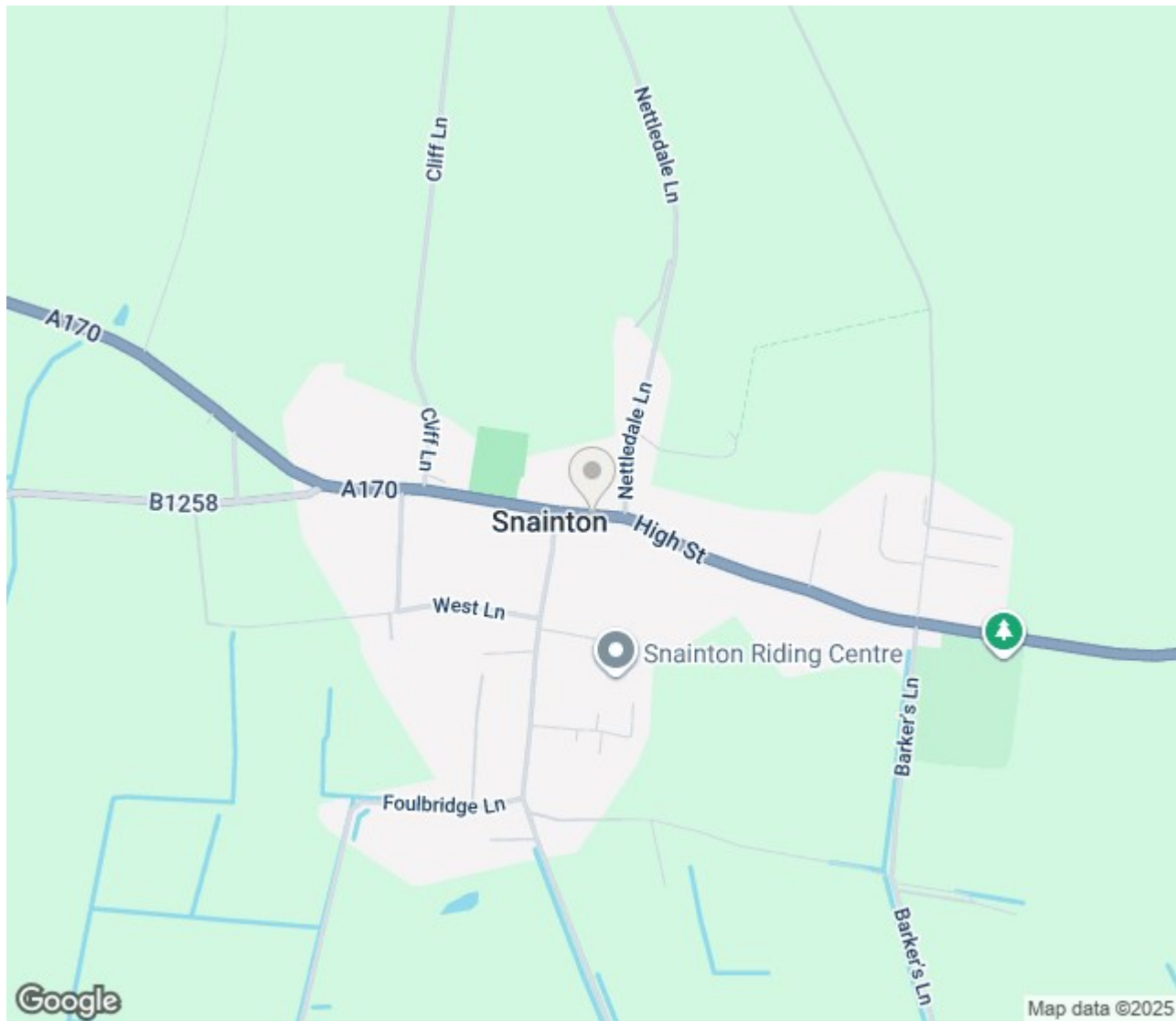
44-45 High Street, Snainton, Scarborough, YO13 9AE



Total floor area: 342.4 sq.m. (3,686 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





# ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) A                                 |                                                                                                             |           |
| (81-91) B                                   |                                                                                                             | 86        |
| (69-80) C                                   |                                                                                                             |           |
| (55-68) D                                   | 56                                                                                                          |           |
| (39-54) E                                   |                                                                                                             |           |
| (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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