



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 7  1  2  D  
**HUNTERS**



# Princess Street, Scarborough

Offers In Excess Of £250,000



Hunters are delighted to present a rare opportunity to acquire a substantial terraced property spread across four generous floors, offering immense potential for transformation. This expansive home features seven bedrooms, a single bathroom, a kitchen, living room, and a second reception room, providing ample space for large families or redevelopment into multiple units (subject to planning).

Set in an elevated position, the property boasts breathtaking panoramic views over the South Bay, which can be enjoyed from several rooms throughout the house. Outside, a private rear yard offers a low-maintenance outdoor space ideal for relaxing or entertaining.

While the home is in need of full modernisation, it presents an exciting blank canvas for those looking to create a bespoke residence or investment project in a prime location.

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.

This is a must-see for developers, investors, or buyers with vision.



## KEY FEATURES

- In Need Of Modernisation
- Two Reception Rooms
  - Seven Bedrooms
- Old Town Location
- Views Of The South Bay
  - Council Tax: C















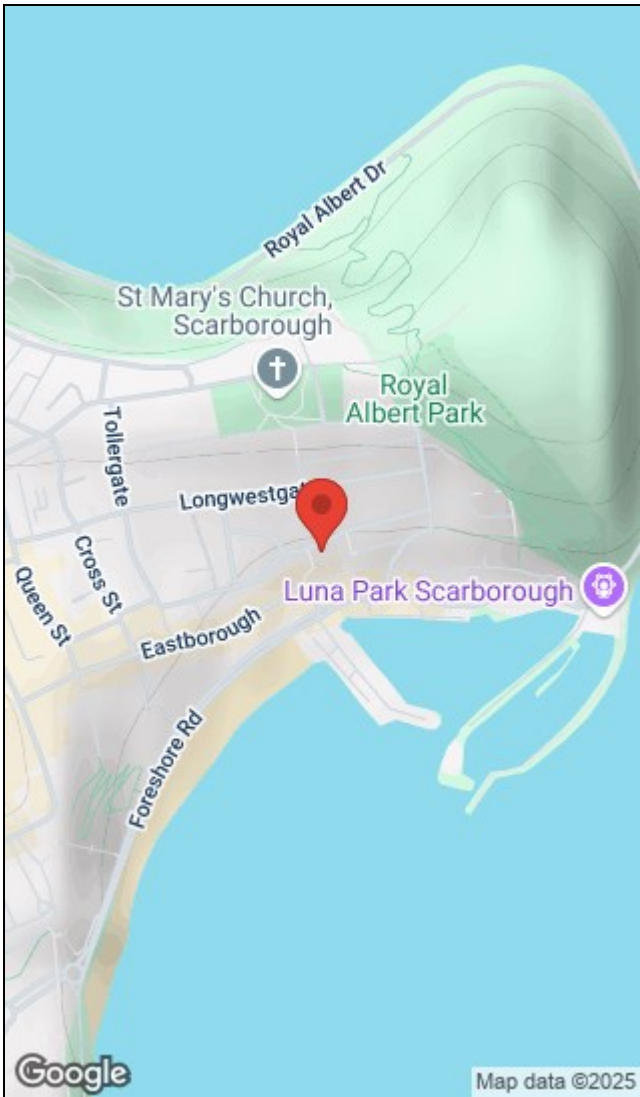
Approximate total area<sup>(1)</sup>  
1522.13 ft<sup>2</sup>  
141.41 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>81</b>			
		<b>55</b>			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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



This Hunters business is independently owned and operated by Coast and Country Scarborough Ltd | Registered Address: C/O Dutton Moore Aldgate House 1-4 Market Place Hull HU1 1RS | Registered Number: 5974243 England and Wales | VAT No: 894 7004 00 with the written consent of Hunters Franchising Limited.