



34 Princess Street, Scarborough YO11 1QR  
Price Guide £200,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- SUBSTANTIAL SEMI-DETACHED PROPERTY
- GRADE II LISTED - HERITAGE STATEMENT/REPORT OBTAINED
- PLANNING PERMISSION & PLANS FOR A FIVE BEDROOM HOME
- OFF-STREET PARKING FACILITIES
- NO ONWARD CHAIN

CPH are pleased to bring to the market this GRADE II LISTED, IMPOSING SEMI-DETACHED PROPERTY which is located in the HEART OF SCARBOROUGH'S OLD TOWN. The property has PLANNING PERMISSION (Planning Ref - ZF24/00371/LB) and PLANS to be converted in to a FIVE BEDROOM TOWNHOUSE which is set over FIVE STOREYS.

This five storey semi detached property formerly traded as The Warren Hotel and benefits from a GENEROUS PRIVATE CAR PARK and stunning sea views - particularly from the upper floors. The property is part way through an extensive renovation programme and therefore we are seeking a CASH BUYER to purchase this property in it's current state. Once completed, this property would make a stunning family residence or even possible provide high end holiday accommodation. A heritage statement/report has been obtained, with the property being Grade II Listed and plans can be provided upon request.

The proposed plans would see the property converted as below:

Ground Floor - Entrance Lobby, Generous Open Plan Breakfast Kitchen/Dining Room, Downstairs Cloak room and Hallway.

First Floor - Landing, WC, Laundry/Utility Room, Sitting Room and a further Reception Room/Media Room

Second Floor - Landing, Bedroom 1 with En-suite, Bedroom 2 and Shower Room

Third Floor - Landing, Bedroom 3 with En-suite, Bedroom 4 and a Shower Room

Fourth/Top Floor - Landing, Walk-in Storage Cupboard, Bedroom 5 with En-suite

Disclaimer: the property has a number of acrow props in place holding numerous joists up and viewing is at your own risk.

All enquiries to CPH Property Services - 01723 352235



Interested? Get in touch:

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Scarborough YO11 1DY

t. 01723 352235

e. [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk)

[www.cphproperty.co.uk](http://www.cphproperty.co.uk)

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(A2 plus) A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	Potential

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