



5 Avenue Victoria, Scarborough, YO11 2QS
Price Guide £425,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IMPOSING SEMI-DETACHED PROPERTY - ARRANGED AS 4 APARTMENTS
- SET OVER FOUR FLOORS WITH PARTIAL SEA VIEWS TO THE FRONT
- COURTYARD GARDEN AND GARAGE
- GREAT INVESTMENT OPPORUNITY
- POPULAR SOUTH CLIFF LOCATION

Occupying an enviable position on Scarborough's desirable SOUTH CLIFF lies this IMPOSING SEMI-DETACHED PROPERTY believed to have been built circa 1870 which is currently arranged as FOUR SPACIOUS APARTMENTS (1 X 1 BEDROOM 1 X 2 BEDROOM & 2 X 3 BEDROOM APARTMENTS). This is a fantastic investment opportunity to create/add to a RENTAL PORTFOLIO or to utilise as HOLIDAY LETS due to the prime position only 100 yards back from the Esplanade. The property could also be used for multi-generational living which is what it is currently used as.

Basement Flat - lounge with built-in storage, inner hallway, bedroom, three-piece suite shower room and a potential kitchen. Also to the basement lies generous cellar storage.

Ground Floor Flat- Entrance Vestibule and Hallway with stairs to the first floor and a door into the ground floor apartment which comprises; spacious hallway with built-in storage, lounge with box bay window, dining/bedroom, kitchen, bedroom, bathroom and conservatory. The conservatory is accessed from the ground floor as well as the garden, and has both electrical and water supplies. The ground floor apartment has an internal staircase down to the basement - offering options of a maisonette or two separate flats.

First Floor Flat - Hallway, Lounge/Diner with fireplace, kitchen, three bedrooms, bathroom and a separate WC.

Second Floor Flat - Hallway, lounge with fireplace, kitchen with a door out to the fire escape, three bedrooms and a bathroom.

Externally, the property benefits from an established garden and has a patio area.

All of the flats are on their own, separate electrical supplies. The upper floors also have the benefit of external doors which lead to a Victorian spiral fire escape.

The property is well located for a wealth of amenities including local shops, eateries, cliff lift down to the beach, post office, with Ramshill shopping parade, Scarborough Town Centre and Scarborough's South Bay beach also being within proximity.

Garage

The property also benefits from a sizeable garage which has electrical sockets and lighting. The garage could potentially be converted into a studio apartment, should one wish (subject to the necessary permissions).

Details Prepared
TLPF/051024





Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
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

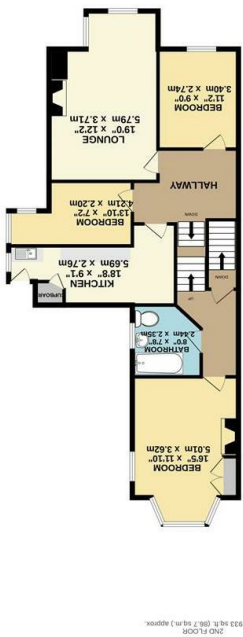
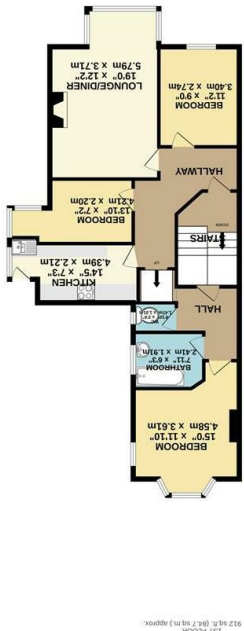
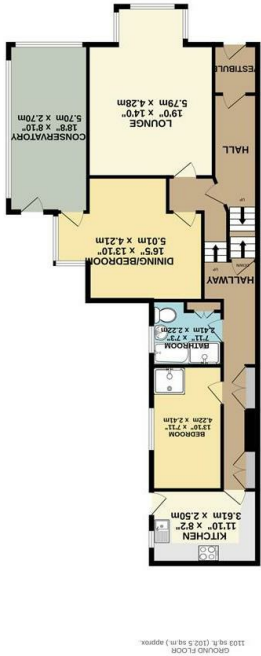
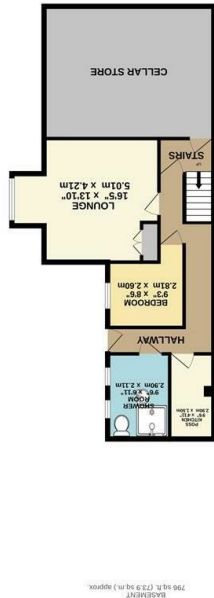
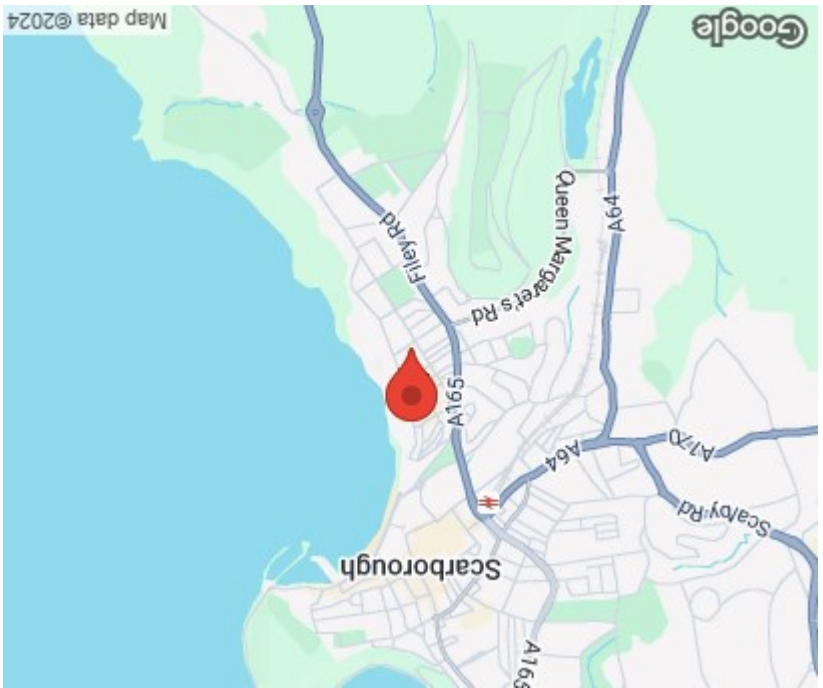


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(A2 plus) A
	(A1-91) B
	(A1-91) C
	(A1-91) D
	(A1-91) E
	(A1-91) F
	(A1-91) G
Not energy efficient - higher running costs	(G)

Energy Efficiency Rating
 Current Potential

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(A2 plus) A
	(A1-91) B
	(A1-91) C
	(A1-91) D
	(A1-91) E
	(A1-91) F
	(A1-91) G
Not environmentally friendly - higher CO ₂ emissions	(G)

Environmental Impact (CO₂) Rating
 Current Potential



TOTAL FLOOR AREA : 3743 sq.ft. (347.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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