



21 New Queen Street, Scarborough, YO12 7HL
Price Guide £200,000



- EIGHT BEDROOM TERRACED HOME
- HMO LICENSE FOR 6 OCCUPANTS
- GENEROUS LIVING PROPORTIONS - OVER FIVE FLOORS
- TWO RECEPTION ROOMS, TWO BATHROOMS & THREE WC'S
- CENTRAL LOCATION WITHIN SCARBOROUGH

Nestled in the heart of Scarborough, on New Queen Street, this impressive eight-bedroom townhouse presents a unique opportunity for both investors and large families. Currently configured as a six-bedroom house of multiple occupancy, this property is arranged over five well-designed floors, offering ample space and versatility.

Upon entering, you are greeted by a welcoming entrance hall that leads to a downstairs bedroom, a comfortable sitting room, and a convenient WC. The lower ground floor features a spacious lounge, a well-equipped kitchen, a utility area, and an additional WC, making it ideal for communal living or family gatherings.

As you ascend to the first floor, you will find a landing that connects two generously sized bedrooms, alongside a bathroom complete with a separate shower for added convenience. The second floor continues to impress with another landing, two more bedrooms, bathroom and additional shower room, ensuring that there is no shortage of private spaces for residents. The third floor boasts three additional bedrooms and a separate WC, providing even more flexibility for living arrangements.

The property's fantastic location is a significant highlight, situated within close walking distance to Scarborough's vibrant town centre and the picturesque North Bay beach. This prime position not only offers easy access to local amenities but also allows residents to enjoy the stunning coastal scenery that Scarborough is renowned for.

In summary, this townhouse is a remarkable find, combining spacious living with an enviable location, making it an excellent choice for those seeking a home or investment in this charming seaside town.





Interested? Get in touch:

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CPH

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



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 for 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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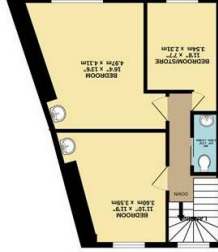
TOTAL FLOOR AREA: 2265 sq.ft. (210.5 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
440 sq.ft. (40.5 sq.m.) approx.



3RD FLOOR
421 sq.ft. (39.1 sq.m.) approx.

Energy Efficiency Rating	
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 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	63
Potential	82

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

