



16 Bedford Street, Scarborough YO11 1DB
Price Guide £200,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



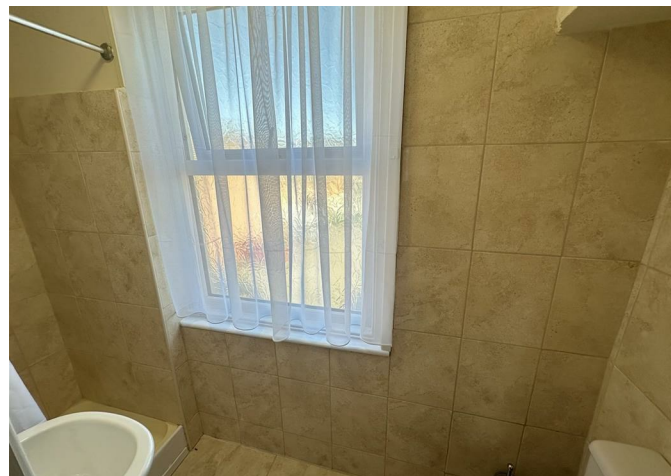
- BLOCK OF 4 - SELF CONTAINED 1 BEDROOM APARTMENTS
- WITH A GROSS RENTAL INCOME OF CIRCA £20,000 PA
- GREAT INVESTMENT OPPORTUNITY
- POPULAR RESIDENTIAL LOCATION WITH THE TOWN CENTRE

Nestled in the heart of Scarborough, Bedford Street presents a remarkable investment opportunity being a block of four self-contained one-bedroom apartments. This unique offering is perfect for those looking to invest in a thriving coastal town.

The block of apartments is set over four floors, with each flat thoughtfully designed to maximise space. Flat 1 is located on the lower ground floor, while Flats 2, 3, and 4 occupy the ground, first, and second floors respectively and all comprise of a lounge/kitchen, bedroom and shower room. This layout not only offers privacy for each tenant but also ensures a steady rental income, with a gross rental income of approximately £20,000 per annum.

Situated in a popular location within Scarborough town centre, this property is within easy reach of local amenities, shops, and the beautiful coastline. The combination of a spacious family home and lucrative rental units makes this property an excellent choice for investors or those seeking a multi-generational living arrangement.

In summary, this property offers a great investment potential, all within a vibrant and sought-after area. Do not miss the chance to explore this exceptional property.





ACCOMMODATION:

FLAT 1 - LOWER GROUND FLOOR

Lounge/Kitchen
14'1" max x 10'9" max

Bedroom
10'9" x 9'6"

Shower Room
12'1" max x 3'7" max

FLAT 2 - GROUND FLOOR

Communal Entrance Hallway

Lounge/Kitchen
13'1" max into bay x 11'5" max

Bedroom
9'2" max x 7'10"

Shower Room
8'10" x 2'11"

FLAT 3 - FIRST FLOOR

Lounge/Kitchen
14'5" max x 11'1" max into bay

Bedroom
9'2" max x 7'10"

Shower Room
8'10" x 2'11"

FLAT 4 - SECOND FLOOR

Lounge/Kitchen
14'5" max x 11'1" max

Bedroom
10'9" max x 9'10" max

Shower Room
7'2" x 2'11"

OTHER INFORMATION:

Energy Performance Certificates:

Flat 1 - Band D
Flat 2 - Band E
Flat 3 - Band D
Flat 4 - Band D

Council Tax Bandings:

Flat 1 - Band A
Flat 2 - Band A
Flat 3 - Band A
Flat 4 - Band A

Details Prepared/Ref
TLPF/110425

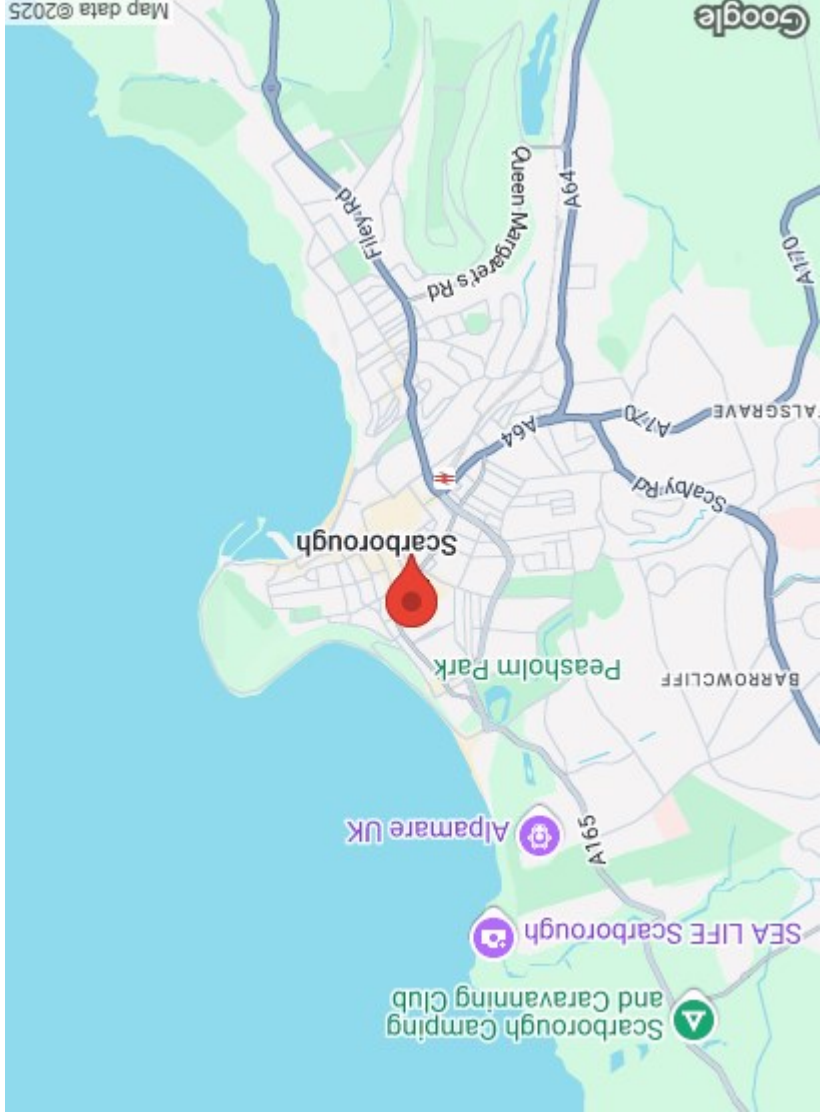
Interested? Get in touch:

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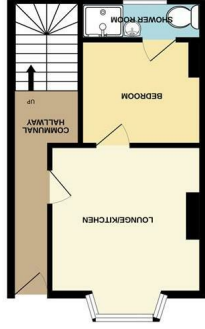
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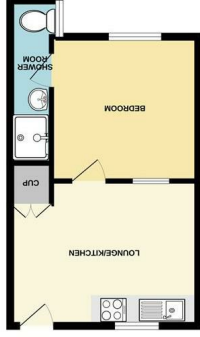
GROUND FLOOR
314 sq. ft. (29.2 sq. m.) approx.



FIRST FLOOR
318 sq. ft. (29.5 sq. m.) approx.



GROUND FLOOR
322 sq. ft. (29.9 sq. m.) approx.



LOWER GROUND FLOOR
317 sq. ft. (29.4 sq. m.) approx.

TOTAL FLOOR AREA : 1271 sq. ft. (118.0 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 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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