



9 and Land to the West of Number 9 Leading Post Street, Scarborough, YO11 1NP
Offers Over £350,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- UNIQUE & CHARACTERFUL GRADE II LISTED RESIDENCE
- THREE/FOUR DOUBLE BEDROOMS SET OVER THREE FLOORS
- GARAGE, WORKSHOP & ROOF TERRACE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- IDEAL MULTI-GENERATIONAL HOME / HOLIDAY HOME
- EXCELLENT LOCATION WITHIN CLOSE PROXIMITY TO SCARBOROUGH'S SEAFRONT

Nestled in the heart of Scarborough, on Leading Post Street, this unique and characterful Grade II listed terraced house which is reputed to be one of the oldest properties in Scarborough and presents an exceptional opportunity for discerning buyers. Formerly two separate dwellings, this property has been thoughtfully reimagined into a spacious three/four bedroom home, making it an ideal choice for multi-generational living, a holiday let, or a family residence.

Spread over three floors, the ground floor boasts an inviting open plan kitchen, dining, and sitting room, perfect for entertaining or family gatherings. Additionally, there is a garage/workshop (a rarity for properties in the area) and a practical kitchen/utility area, enhancing the functionality of the space. Ascending to the first floor, you will find a landing that leads to two generously sized double bedrooms, one of which features an en-suite shower room. A further double bedroom or sitting room completes this level, offering versatility to suit your needs. The second floor is a true highlight, featuring a double bedroom with its own en-suite shower room, alongside a sizeable room that could serve as a feature bedroom, hobbies room, or additional sitting area. This room also grants access to a delightful roof terrace, providing a perfect spot to relax and enjoy the fresh air whilst being able to take in the breathtaking Sea views.

The property is ideally located just a stone's throw from Scarborough's stunning seafront, with a wealth of amenities right at your doorstep. With no onward chain, this charming home is ready for you to make it your own. Don't miss the chance to own a piece of history in such a superb location.





ACCOMMODATION:

GROUND FLOOR

Open Plan

Kitchen/Dining/Sitting Room

16'4" max x 14'5" max

Garage

14'5" x 13'1"

Workshop

9'6" max x 8'2"

Kitchen/Diner

19'0" max x 10'9" max

FIRST FLOOR

Landing

Bedroom

14'1" max x 12'9" max

En-Suite Shower Room

6'2" max x 6'2" max

Landing

Sitting Room/Additional

Bedroom

17'0" max x 10'5" max

Bedroom

14'9" x 9'10"

Bathroom

10'2" x 5'6"

SECOND FLOOR

Sitting Room/Additional

Bedroom

16'0" max x 12'5" max

Shower Room

9'2" max x 5'10" max

Bedroom/Hobbies Room

23'11" x 11'9" max

Roof Terrace

12'5" x 11'9"

Council Tax Bands

9 - Band C

10 - Band B

Details Prepared/Ref

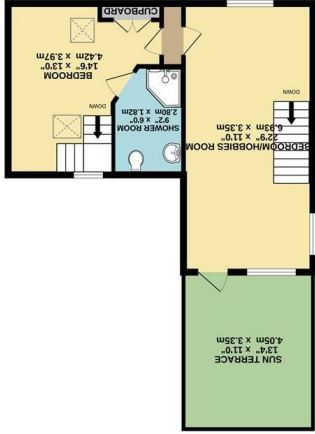
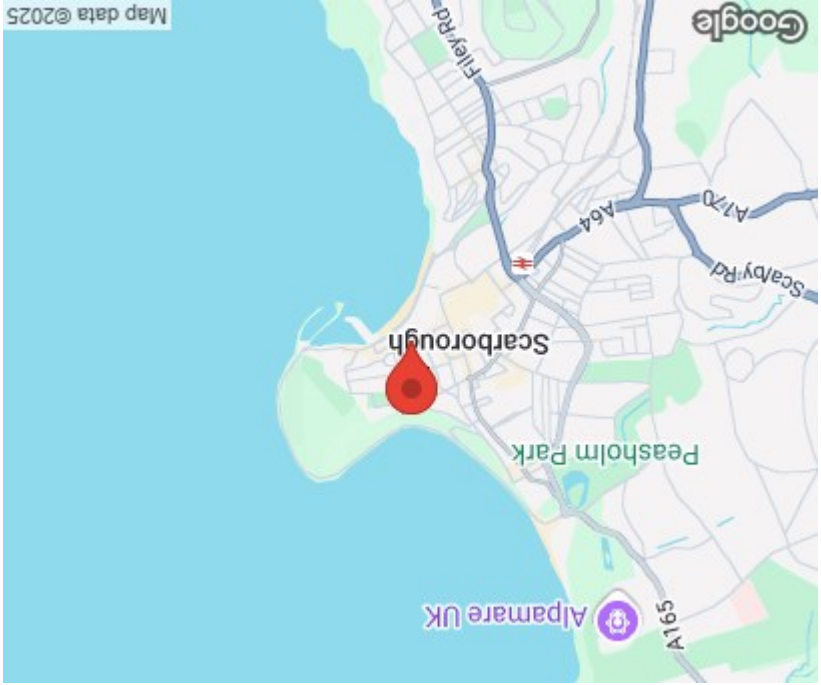
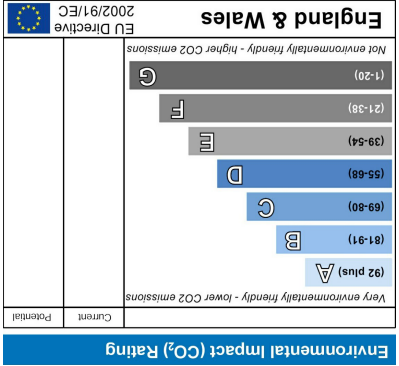
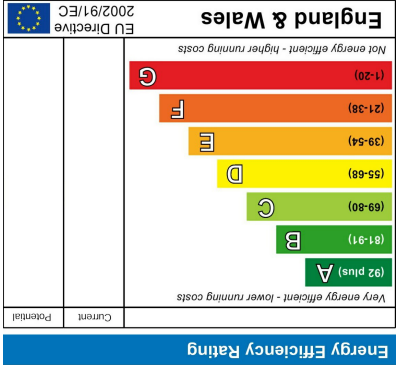
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Interested? Get in touch:

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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



2ND FLOOR
665 sq. ft. (63.2 sq. m.) approx.



1ST FLOOR
662 sq. ft. (61.5 sq. m.) approx.



GROUND FLOOR
704 sq. ft. (65.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. 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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