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CHARTERED SURVEYORS  
*For over 30 years*

160 Castle Road, Scarborough

Offers Over £500,000



## 160 Castle Road

Scarborough, Scarborough

- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- STUNNING HOLIDAY LET DEVELOPMENT
- GARDENS WITH UNINTERRUPTED SEA VIEWS
- PLANNING PERMISSION FOR TWO BED GF/LG APARTMENT
- SITUATED WITHIN SCARBOROUGH'S OLD TOWN
- COULD BE CONVERTED INTO TWO SEPARATE APARTMENTS (S.T.P)

CPH are delighted to be presenting to the market this IMPOSING TOWNHOUSE which is currently utilised to provide SIX BEDROOMS, THREE BATHROOMS and PLANNING PERMISSION for a two bedroom duplex apartment to ground floor and lower ground. The properties offer VERSATILE LIVING ARRANGEMENTS and there is scope for the TOWNHOUSE to be converted into TWO APARTMENTS (subject to planning). The property enjoys a lovely setting within SCARBOROUGH'S OLD TOWN and from the REAR GARDEN lies UNINTERRUPTED SEA and COASTLINE VIEWS.



Bay View offers a light, airy, contemporary, six bedroom town house with parking and magnificent views of North Bay Beach. The house offers spectacular views over the beach, castle, marine drive and even views to South Bay Scarborough one of only a handful of properties in Scarborough to offer this irresistible choice of views. A few minutes away from Scarborough Town Centre, North Bay Beach, South Bay Beach and fantastic attractions such as Scarborough Castle. The property also has the additional benefit of off-street parking to the front aspect and spacious lawned/decked gardens to the rear with uninterrupted sea views.



The property is currently trading as the well established business 'Bay View Holiday Letting' (<https://bayview-scarborough.co.uk>) with an impressive 9.2/10 rating on Booking.com (105 reviews) and 4.7 stars on Google Reviews (23 reviews). Accounts can be made available upon request. Furthermore, the rateable value of the property (at the current time of writing) is £9,300 and therefore is eligible for 100% small business rates relief. Bay View has been refurbished in 2018 and is complete with all the finer luxuries you would expect in 5\* self-catering accommodation. The two bedroom duplex to the ground floor and lower ground floor is currently tenanted.

## ACCOMMODATION:

### GROUND FLOOR

#### Entrance Hallway

**Living Room** Dimensions: 4.6m max x 4.5m max into bay (15'1" max x 14'9" ma.

**Kitchen/Diner** Dimensions: 4.9m max into bay x 4.5m max (16'0" max into bay x.

**Study** Dimensions: 2.3m x 2.1m (7'6" x 6'10").

**Bathroom** Dimensions: 3.0m max x 1.8m max (9'10" max x 5'10" max).

### FIRST FLOOR

#### Hallway

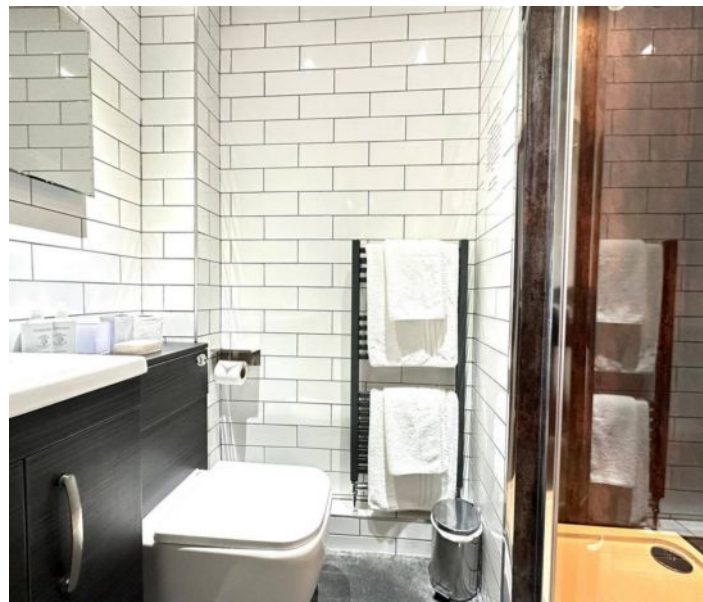
**Bedroom** Dimensions: 4.6m max into bay x 4.2m max (15'1" max into bay x.

**Bedroom** Dimensions: 4.9m max x 4.7m max (16'0" max x 15'5" max).

### SECOND FLOOR

#### Entrance Hallway

**Open Plan Living/Kitchen/Dining** Dimensions: 6.1m max x 4.7m max into bay (20'0" max x 15'5" ma.





**Bedroom** Dimensions: 3.9m x 3.6m max (12'9" x 11'9" max).  
**Bedroom** Dimensions: 4.0m max x 2.8m max (13'1" max x 9'2" max).

**Shower Room** Dimensions: 2.1m x 1.2m (6'10" x 3'11").

### THIRD FLOOR

#### Entrance Hallway

**Living Room** Dimensions: 6.1m x 4.0m (20'0" x 13'1").

**Kitchen/Diner** Dimensions: 6.1m x 3.9m (20'0" x 12'9").

**Bathroom** Dimensions: 2.1m x 1.9m (6'10" x 6'2").

### FOURTH FLOOR

#### Landing

**Bedroom** Dimensions: 4.4m max x 3.0m max (14'5" max x 9'10" max).

**Bedroom** Dimensions: 4.1m max x 2.8m (13'5" max x 9'2").

**Bedroom** Dimensions: 3.9m max x 3.2m max (12'9" max x 10'5" max).

**Bedroom** Dimensions: 4.0m max x 2.9m max (13'1" max x 9'6" max).

#### HMRC Check

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.









TOTAL FLOOR AREA : 3269 sq.ft. (303.7 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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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