





9 Leading Post Street

Scarborough, Scarborough

- IDEAL MULTI-GENERATIONAL HOME / HOLIDAY HOME
- THREE/FOUR DOUBLE BEDROOMS SET OVER THREE FLOORS
- EXCELLENT LOCATION WITHIN CLOSE PROXIMITY TO SCARBOROUGH'S SEAFRONT
- UNIQUE & CHARACTERFUL GRADE II LISTED RESIDENCE
- GARAGE, WORKSHOP & ROOF TERRACE

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





ACCOMMODATION:

GROUND FLOOR

Open Plan Kitchen/Dining/Sitting Room

Dimensions: 5.0m max x 4.4m max (16'4" max x 14'5" max).

Garage

Dimensions: 4.4m x 4.0m (14'5" x 13'1").

Workshop

Dimensions: 2.9m max x 2.5m (9'6" max x 8'2").

Kitchen/Diner

Dimensions: 5.8m max x 3.3m max (19'0" max x 10'9" max).

FIRST FLOOR

Landing

Bedroom

Dimensions: 4.3m max x 3.9m max (14'1" max x 12'9" max).

En-Suite Shower Room

Dimensions: 1.9m max x 1.9m max (6'2" max x 6'2" max).

Landing

Sitting Room/Additional Bedroom

Dimensions: 5.2m max x 3.2m max (17'0" max x 10'5" max).

Bedroom

Dimensions: 4.5m x 3.0m (14'9" x 9'10").

Bathroom

Dimensions: 3.1m x 1.7m (10'2" x 5'6").

SECOND FLOOR

Sitting Room/Additional Bedroom

Dimensions: 4.9m max x 3.8m max (16'0" max x 12'5" max).

Shower Room

Dimensions: 2.8m max x 1.8m max (9'2" max x 5'10" max).

Bedroom/Hobbies Room

Dimensions: 7.3m x 3.6m max (23'11" x 11'9" max).

Roof Terrace

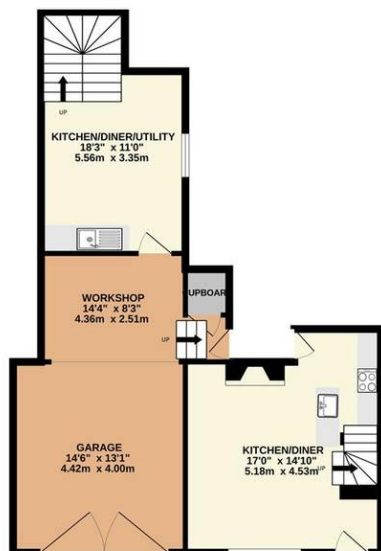
Dimensions: 3.8m x 3.6m (12'5" x 11'9").

Council Tax Bands

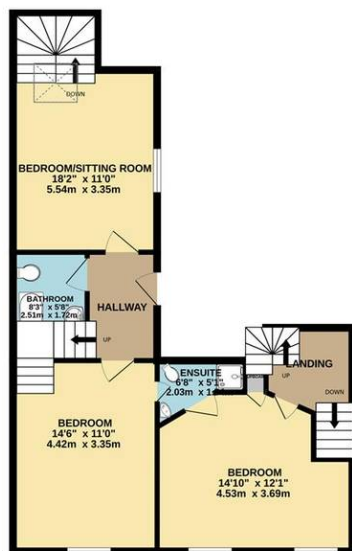
9 - Band C 10 - Band B



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



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



2ND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1831 sq.ft. (170.1 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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