



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



NORTH BAY  
Scarborough  
YO12 6PG

Guide Price £560,000

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## DESCRIPTION

**'OFFERS WILL BE CONSIDERED BETWEEN  
£560,000 TO £580,000'**

Crofts estate agents are delighted to be able to offer to the market this **SUPER, DETACHED FORMER HOTEL** situated in this **PRIME LOCATION** of Scarborough.

This characterful home is situated only a short distance from the seafront, promenade and cliffs, as well as a abundance of local amenities and attractions such as Peasholm Park, the North Bay, local shops, Sea Life Centre, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway and also being within walking distance of the Town Centre just to name of few of the areas many features.

The property offers **TWELVE BEDROOMS, TWELVE BATHROOMS, FIVE RECEPTION ROOMS, SEPERATE STUDIO/ANNEX** and **DOUBLE GARAGE**.

Benefitting from **4,308 SQ.FT** of space, emergency lighting, fire detectors, security alarm, ample off road parking and **AN ABUNDANCE OF CHARACTER** making this the ideal property for a range of discerning buyers including families, AIR BNB clientele, Investors and business opportunities.

This spacious home briefly comprises of main entrance hall, spacious lounge, sitting room, winter snug all with garden views, dining room, summer snug with decorative coving, office, spacious kitchen, utility room/WC and downstairs bathroom with three piece suite. The first floor presents you with four double bedrooms and two family suites all featuring en-suite bathrooms. To the second floor you are greeted with a further five double bedrooms and a third family suite, all with en-suites.

To the front there is a front garden featuring a seating area, shrubbery and herbaceous plants and globe lighting, double garage to the rear and ample off road parking for multiple vehicles.

The studio/annex also to the rear briefly comprises of: central heating, one double bedroom and wet room. This spectacular property is not one to miss and viewing is highly advised.

### ENTRANCE HALLWAY

Original glazed front door and side panels, exposed wooden flooring (varnished), coving, dado rail, emergency lighting, fire detectors, stairs to first floor landing and power points.

### SITTING ROOM

UPVC double glazed bow window to the east with tree line view over looking front garden, spotlights, electric and gas feature fireplaces, coving and power points.

### WINTER SNUG

UPVC double glazed door to the East opening into the front garden, patio and seating area, UPVC double glazed window to the west, loft access, spotlights, electric feature fireplace and power points.

### LOUNGE

UPVC double glazed bow windows to the north and east with tree lined views overlooking the front garden, two radiators, dado rail, ceiling fan and telephone/power points.

### OFFICE

Dado rail, light panelled ceiling and power points.

### STORE

Useful store cupboard housing electric meters.

### DINING ROOM

UPVC double glazed windows to the south, wooden panelling, two radiators, coving, treble light pendant and power points.

### SUMMER SNUG

UPVC double glazed window to the west opening to rear grounds, UPVC double glazed door to the west, ceiling fan, ceiling rose, radiator, TV point, decorative plaster work panelling and power points.

### KITCHEN WITH TWO AREAS

UPVC double glazed windows to the north and west, light panelled ceiling, range of wall and base units with square top work surfaces, sink and drainer unit, space for fridge/freezer, space for double oven, extractor hood, telephone point and power points.

### REAR ENTRANCE HALL

With range of matching kitchen units and door leading to rear grounds.

### UTILITY ROOM / WC

UPVC double glazed window to the west, range of wall and base units with roll top work surfaces, tiled splash back, space for washing machine, glass wash hand basin and low flush WC.

### TWO STORE ROOMS

Two further useful store rooms with shelving.

### DOWNSTAIRS BATHROOM

Wide door frame for disabled access, coving, wooden panelling, extractor fan and three piece suite comprising of free standing roll top claw foot bath with shower attachment, low flush WC and wash hand basin with vanity unit.

### FIRST FLOOR LANDING

Windows to the west and stairs to the second floor landing.

### BEDROOM ONE

UPVC double glazed window to the south/west, wash hand basin, ceiling fan, radiator and power points.

### ENSUITE

Three piece suite comprising of fully tiled shower cubical with shower attachment, low flush WC and fully tiled walls.

### BEDROOM TWO (Suite A)

UPVC double glazed window to the east with tree line view overlooking the front garden, ceiling fan, dado rail, coving and power points.

### SUITE B

UPVC double glazed window to the east, radiator, wash hand basin, dado rail, coving, ceiling fan and power points.

### ENSUITE

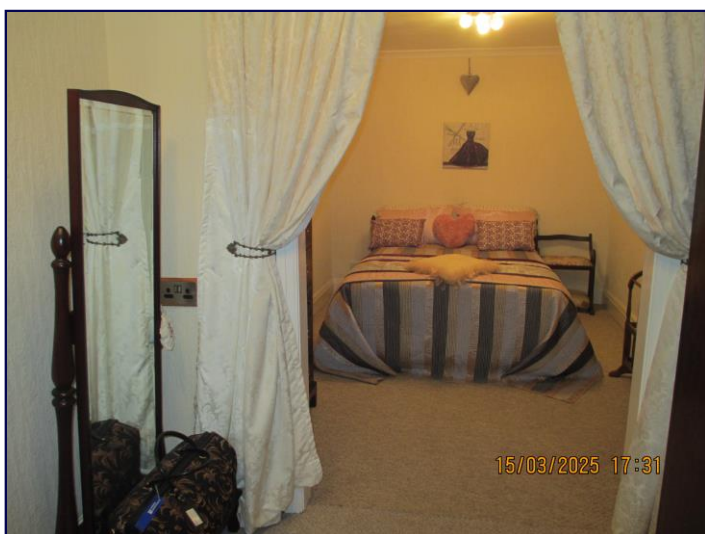
Fully tiled walls and two piece suite comprising of fully tiled shower cubical with shower attachment and low flush WC.

### BEDROOM THREE

UPVC double glazed window to the east with tree lined view over looking the front garden, radiator, ceiling fan, dado rail, wash hand basin and power points.

### ENSUITE

Fully tiled walls and two piece suite comprising of fully tiled shower cubical with shower attachment and low flush WC.





#### **BEDROOM FOUR**

UPVC double glazed window to the north, coving, radiator, ceiling fan, dado rail and power points.

#### **ENSUITE**

UPVC double glazed window to the north, partially tiled walls and three piece suite comprising of fully tiled shower cubical with shower attachment, low flush WC and wash hand basin.

#### **BEDROOM FIVE**

UPVC double glazed window to the south, ceiling fan, wash hand basin, radiator and power points.

#### **ENSUITE**

Fully tiled walls and two piece suite comprising of fully tiled shower cubical with shower attachment and low flush WC.

#### **BEDROOM SIX (SUITE)**

UPVC double glazed window to the north, corner window to the north, coving, radiator and power points.

#### **SUITE B**

UPVC double glazed window to the north, radiator, coving and power points.

#### **ENSUITE**

UPVC double glazed window to the north and three piece suite comprising of fully tiled shower cubical with shower attachment, low flush WC and wash hand basin with vanity unit.

#### **STORE**

Housing water cylinder with immersion heater and automatic controls.

#### **SECOND FLOOR LANDING**

#### **BEDROOM SEVEN**

UPVC double glazed window to the south/east, dado rail, coving, radiator, wash hand basin and power points.

#### **ENSUITE**

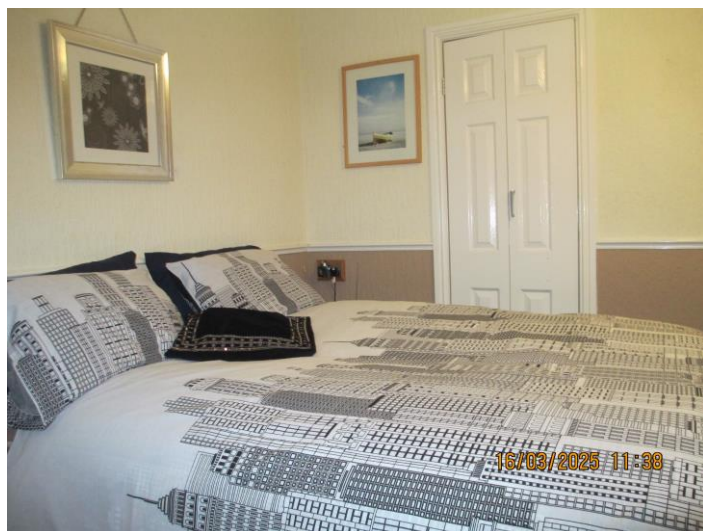
Fully tiled walls and two piece suite with fully tiled shower cubical with shower attachment and low flush WC.

#### **BEDROOM EIGHT**

UPVC double glazed windows to the south and west, dado rail, coving, two radiators and power points.

#### **ENSUITE**

UPVC double glazed window to the south, partially tiled walls, coving and three piece suite comprising of fully tiled shower cubical with shower attachment, low flush WC and wash hand basin.



**BEDROOM NINE SUITE A**

UPVC double glazed window to the west, coving, dado rail, ceiling fan and power points.

**SUITE B**

UPVC double glazed window to the east with tree lived view overlooking the front garden, dado rail, radiator and power points.

**ENSUITE**

UPVC double glazed window to the east, partially tiled walls, heated towel rail and three piece suite comprising of panel enclosed corner bath, low flush WC and wash hand basin.

**BEDROOM TEN**

UPVC double glazed window to the east with tree lined view overlooking the front garden, radiator, ceiling fan and power points.

**ENSUITE**

UPVC double glazed window to the east and three piece suite comprising of panel enclosed bath with shower attachment, low flush WC and wash hand basin.

**BEDROOM 11A**

UPVC double glazed window to the north, coving, radiator and power points.

**JACK N JILL BATHROOM**

UPVC double glazed window to the north, partially tiled walls and two piece suite comprising of fully tiled shower cubical with shower attachment and low flush WC.

**BEDROOM ELEVEN B/12**

UPVC double glazed window to the north, coving, radiator, wash hand basin and power points.

**SEPARATE ANNEXE**

One bedroom studio, central heating and wet room.

**OUTSIDE****FRONT GARDEN**

External wrought iron standard globe lighting, gate and decorative railings, patio seating area, mixed shrubbery, trees, and herbaceous plants and rockeries.

**REAR GROUNDS**

Automatic lighting.

**PARKING**

Ample parking for up to 8 cars.

**GARAGE**

Deluxe double garage with up and over doors and power point to the outside.

**GARDEN STORE**

To the rear of the annexe with lighting.

**OPEN 7 DAYS A WEEK**

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

