

## *1 Lonsdale Road, Scarborough, YO11 2QY*

*Guide Price £400,000*

- SUBSTANTIAL PERIOD PROPERTY
- NEW DOUBLE GLAZED WINDOWS
- DESIRABLE RESIDENTIAL LOCATION
- THREE STOREY BUILDING
- NEW TILED ROOF
- NEW FLOORING AND CARPETS THROUGHOUT
- GENEROUS ACCOMMODATION
- FULLY RENOVATED THROUGHOUT
- NO ONWARD CHAIN

# 1 Lonsdale Road, Scarborough YO11 2QY

**Andrew Cowen Estate Agents are delighted to bring to the market this substantial three-storey period property, ideally located on the highly regarded South Side of Scarborough. Having been fully renovated throughout and offered with no onward chain, this impressive home combines generous accommodation with modern improvements, making it well suited to a variety of buyers including families, those seeking multi-generational living, or investors looking for a strong and versatile property.**



Council Tax Band: New Build





The property has undergone an extensive programme of works to a high standard, including a new tiled roof, new double-glazed windows, new boiler and water tank, and a full re-wire with a new fuse board. Additional features such as fire doors throughout and new flooring and carpets further enhance both safety and comfort, allowing the next owner to move straight in with minimal further expense.

The ground floor offers well-proportioned living space, comprising a welcoming lounge, a separate dining room, a fitted kitchen, utility room, and a separate WC, providing excellent practicality for everyday family life and entertaining. The accommodation is arranged over the first and second floors, where you will find a total of six bedrooms, including one with an en-suite, along with two additional bathrooms, offering ample space and flexibility for larger households.

Externally, the property benefits from a small rear space, ideal for low-maintenance outdoor use. Conveniently positioned close to the Esplanade, South Bay, town centre, local shops, schools and the university campus, this attractive period home enjoys both a desirable residential setting and excellent access to Scarborough's amenities and attractions.

An early viewing is strongly recommended to fully appreciate the size, condition and location of this impressive property. Please call one of our friendly sales team on 01723 377707 to arrange your viewing today!

\*\*\*Certain images have been enhanced using AI for marketing and illustrative purposes only and may differ from the property's current appearance.\*\*\*

\*\*Council tax band not available yet, property is in the process of being registered\*\*





Floor 0



Floor 2



Floor 3



Approximate total area<sup>(1)</sup>

2400 ft<sup>2</sup>

222.9 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

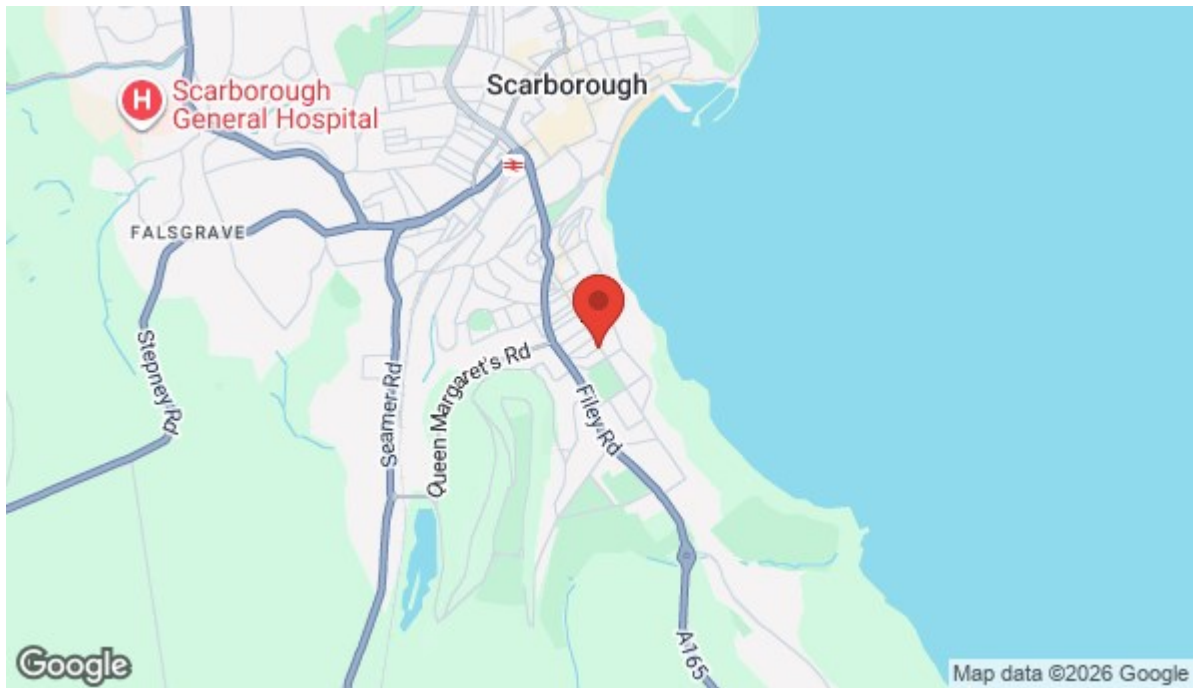
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

