



**Filey Road, Scarborough**

YO11 2TU

**£600,000**

 **5**  **5**  **6**  **D**



# Filey Road, Scarborough

## DESCRIPTION

Hunters Exclusive is pleased to present Crown House, a delightful Victorian detached residence built in the late 1800's, but with all the modern features of a fully refurbished property. Crown House is impressive, currently configured as two separate very spacious apartments, each with independent utilities, heating and private entrances. This unique offering represents an excellent opportunity for investors, commercial potential or those seeking a versatile living arrangement in a distinguished period home perfect for multi-generational living.

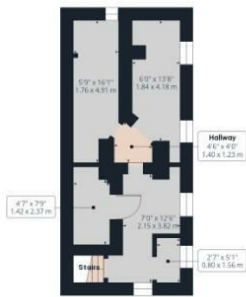
The ground floor entrance vestibule features charming stained glass windows instantly showing the character of property. This apartment is thoughtfully configured and includes a modern kitchen with contemporary finishes, a spacious living room, well-sized bedroom with ensuite wetroom and a second reception room offering the flexibility to be used as a second bedroom. The floor has a further bathroom, a separate WC, and a utility room. There is also access to a cellar for additional storage and private courtyard

A private entrance leads to the first floor dwelling. This apartment includes a modern kitchen, separate utility room, family bathroom, and two large versatile reception rooms, perfect for living and entertaining. There is a generous master bedroom, complete with dressing room and ensuite shower room. The hallway has a further large striking stained glass window, adding character and charm to the space. Stairs lead to the second floor, where there are two well-proportioned bedrooms, a convenient shower room, and two versatile reception rooms. These rooms offer views of the sea and Scarborough Castle.

In summary, Crown House is a fully refurbished property, currently divided into two separate apartments, each with a unique blend of period features and modern conveniences. The property is set in mature gardens and includes parking for multiple vehicles and separate garage.







Ground Floor



Floor 1



Floor 2



Floor 3

**HUNTERS**  
EXCLUSIVE

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

3801.07 ft<sup>2</sup>

353.13 m<sup>2</sup>

Reduced headroom

175.2 ft<sup>2</sup>

16.28 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

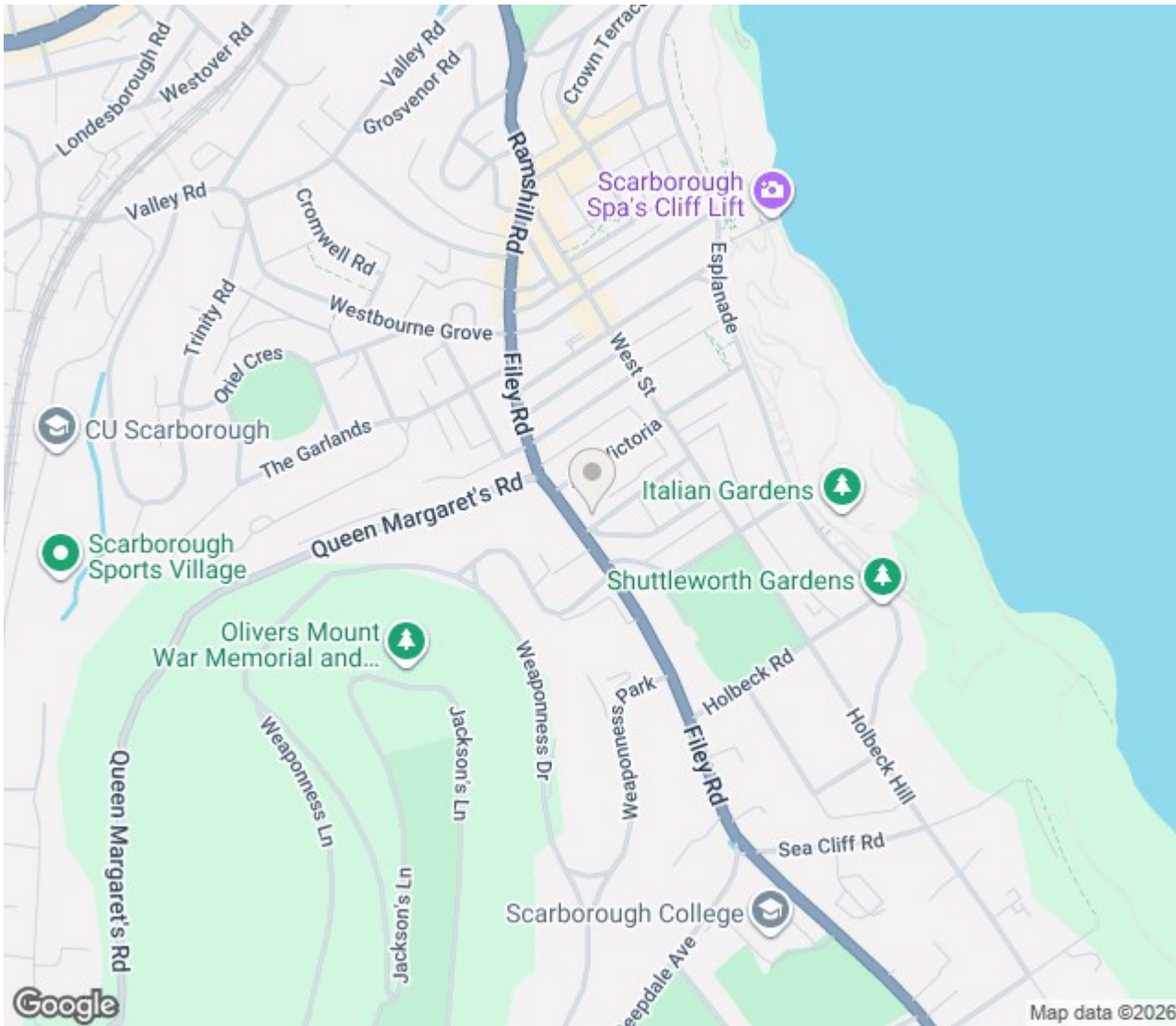
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**HUNTERS**  
EXCLUSIVE





## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</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	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | [scarborough@hunters.com](mailto:scarborough@hunters.com)**



