



## *7 Cliff Bridge Terrace, Scarborough, YO11 2HA*

### *Guide Price £395,000*

- *Impressive Grade II listed end-terraced property in the heart of Cliff Bridge*
- *Wealth of original period features including fireplaces, cornicing, sash windows, and cast-iron balconies*
- *Requiring internal modernisation, offering exceptional refurbishment potential*
- *Arranged over four storeys with additional attic and basement accommodation*
- *Spacious living room with full-height windows and balcony access*
- *Rare opportunity to acquire a substantial historic coastal home in a sought-after location*
- *Stunning views across the South Bay and Spar Bridge*
- *Flexible accommodation with multiple reception rooms, office/study space, and up to six bedrooms*
- *Very close to all aspects of Scarborough including the seafront and beaches.*

## 7 Cliff Bridge Terrace, Scarborough YO11 2HA

An impressive Grade II listed end-terraced property arranged over four storeys with attic and basement accommodation, forming part of a notable historic terrace in the heart of Cliff Bridge. Full of period charm, the property features sash windows, decorative detailing, cast-iron balconies, and enjoys stunning sea views across the South Bay. Offering exceptional potential, the property now requires internal modernisation and improvement, presenting an exciting opportunity for refurbishment or redevelopment, subject to the necessary consents. A rare chance to acquire a substantial character property with significant future potential.



Council Tax Band: F



Internally, the property offers spacious and versatile accommodation arranged over six levels, retaining a wealth of original period features throughout. The welcoming main entrance hallway showcases the property's character immediately, with high ceilings, original staircase, decorative cornicing, and large glazed doors allowing plenty of natural light.

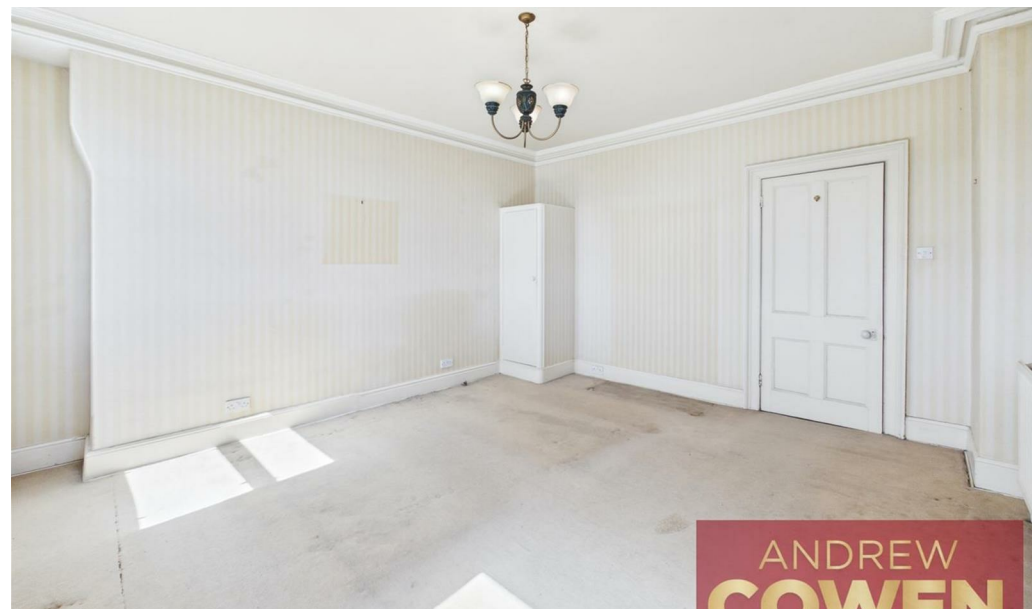
The principal living room is an elegant and generously proportioned space, enjoying full-height sash windows with access onto the cast-iron balcony and attractive views across the South Bay, Spa Bridge and surrounding greenery. Original fireplaces, fitted alcove shelving, and ornate detailing further enhance the room's charm and grandeur.

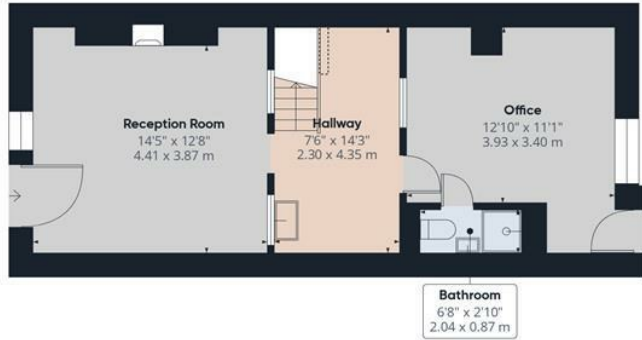
The property provides a flexible layout with multiple reception areas, a kitchen, office/study space, and up to six bedrooms arranged over the upper floors. Several of the bedrooms enjoy elevated outlooks and excellent natural light, while the upper attic accommodation offers additional potential for further bedroom, studio, or workspace use.

A particularly striking feature is the spacious period bathroom, reflecting the scale and character of the home, alongside additional bathroom and WC facilities across the various levels. Throughout the property there are many retained original features including sash windows, fireplaces, beautiful decorative mouldings, panelled doors, and high skirting boards.

The lower ground floor offers further useful accommodation, currently arranged as additional reception and study space, presenting excellent potential for self-contained living, guest accommodation, or home working, subject to any necessary consents.

Although requiring modernisation and refurbishment, the property offers an exciting opportunity to restore and enhance a substantial coastal period home in one of the town's most distinctive and historic terraces.

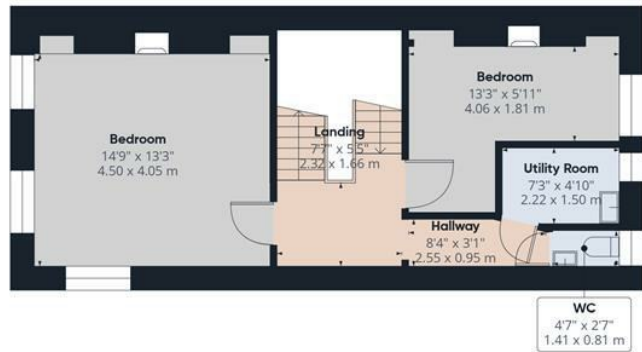




Floor 0



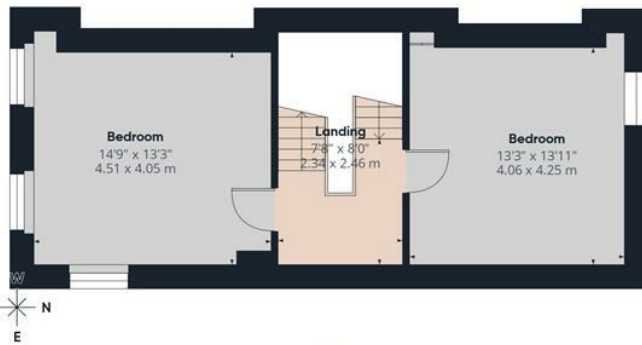
Floor 1



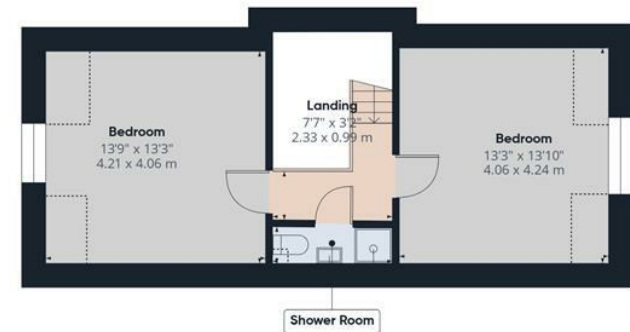
Floor 2



Floor 3



Floor 4



Floor 5



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

2664 ft<sup>2</sup>

247.7 m<sup>2</sup>

**Reduced headroom**

43 ft<sup>2</sup>

4 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.

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