



Trinity Road, Scarborough  
YO11 2TD

Offers In The Region Of  
£110,000



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**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Trinity Road, Scarborough

## DESCRIPTION

Hunters are delighted to bring to the market this impressive HMO period property of character currently being ran as a commercial property, thoughtfully converted into six one-bedroom apartments, positioned in a pleasant open setting overlooking Trinity Road Church and Gardens.

Of the six apartments, four are fully self-contained, each benefiting from their own private bathroom and kitchen, while the remaining two apartments share a bathroom, making the property well suited to a mix of holiday letting, long-term rental, or serviced accommodation. This flexible layout offers strong investment potential and an opportunity not to be missed.

The accommodation briefly comprises an entrance hall with access to the cellar and staircase leading to the upper floors. The ground floor hosts two one-bedroom apartments, one of which benefits from two bathrooms, access to a private rear garden, and separate rear access. To the first floor, there are two further one-bedroom apartments, along with shared bathroom facilities, and a large storage room, with the front-facing accommodation enjoying views over Trinity Road Church and Gardens. The top floor completes the property with two additional one-bedroom apartments, one of which enjoys far-reaching views towards Oliver's Mount and Scarborough Castle.

The property is located within Scarborough's highly regarded South Cliff area, well placed for local primary and secondary schools, Scarborough University, the Clock Tower, South Cliff Gardens, Scarborough Town Centre and South Bay. The nearby Ramshill area also provides a range of everyday shopping amenities.

Early viewing is highly recommended to fully appreciate the scale, setting and investment potential on offer.

Please note we have been informed anyone who requires a mortgage would need commercial finance.





# Trinity Road, Scarborough, YO11

Approximate Area = 2642 sq ft / 245.4 sq m

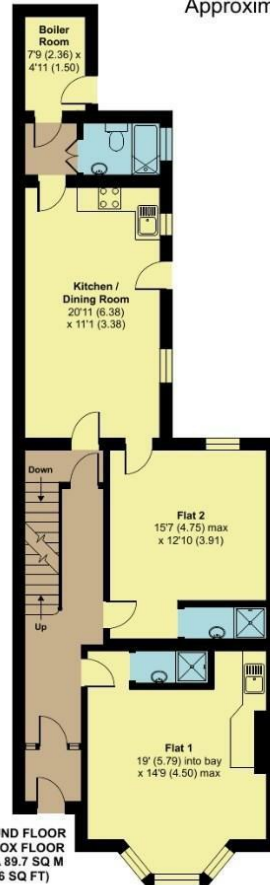
For identification only - Not to scale



LOWER  
GROUND FLOOR  
APPROX FLOOR  
AREA 12 SQ M  
(129 SQ FT)



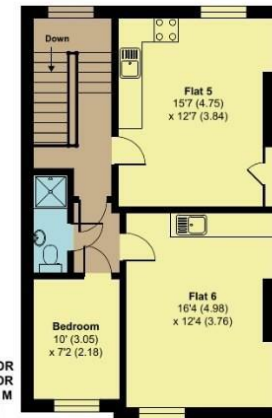
GROUND FLOOR  
APPROX FLOOR  
AREA 89.7 SQ M  
(966 SQ FT)



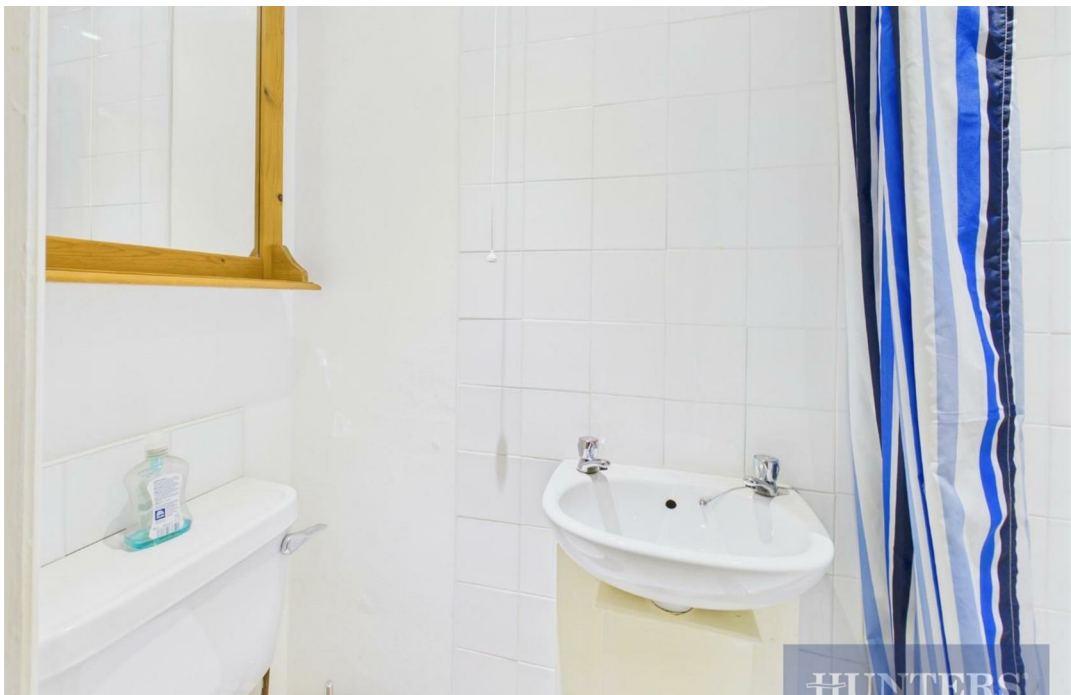
FIRST FLOOR  
APPROX FLOOR  
AREA 84.1 SQ M  
(905 SQ FT)

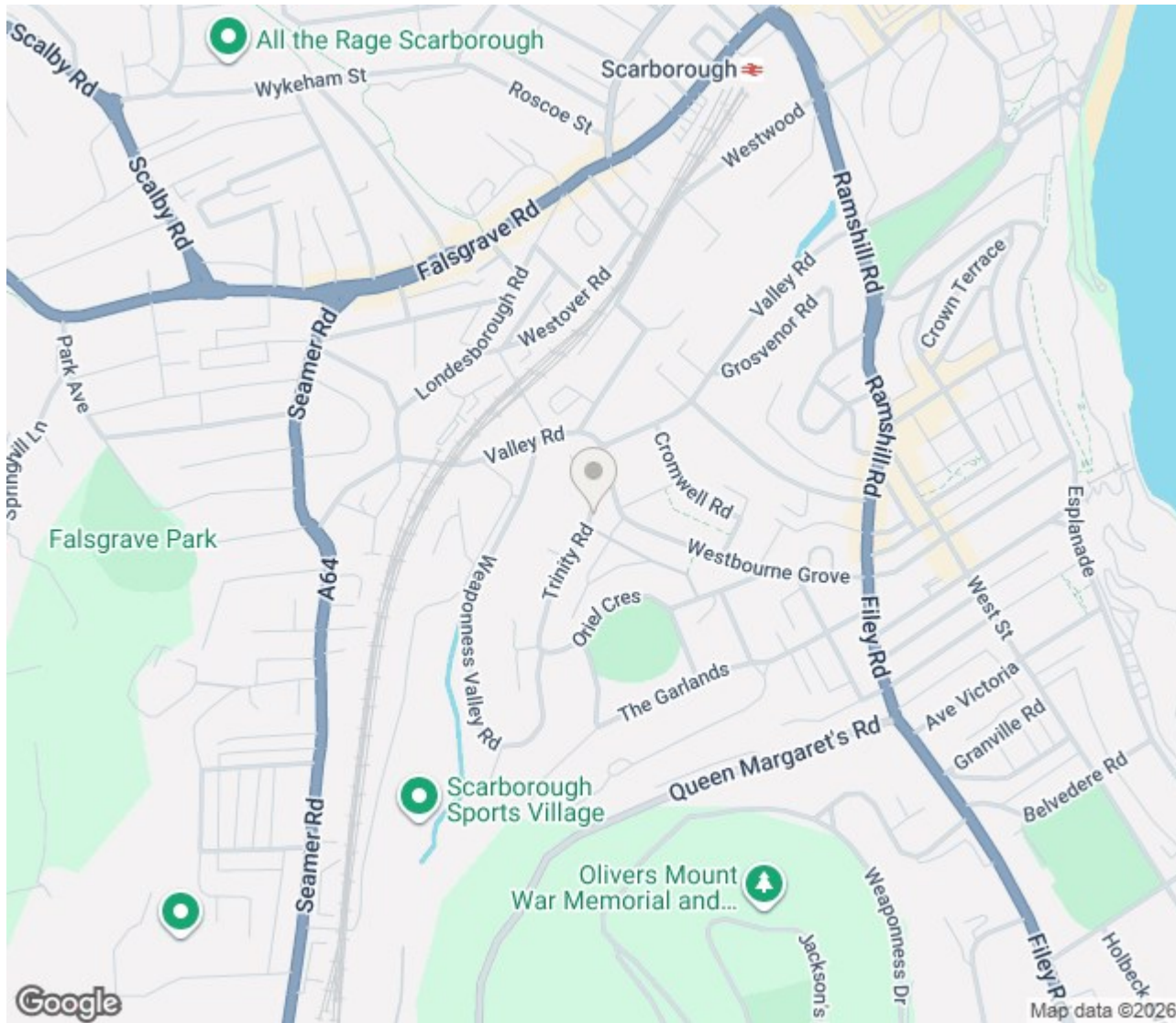


SECOND FLOOR  
APPROX FLOOR  
AREA 59.6 SQ M  
(642 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022.  
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## 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>                            | 69                         | 77        |
| (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<br>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.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.