



Columbus Ravine, Scarborough
YO12 7QU

Offers In Excess Of
£££££

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Columbus Ravine, Scarborough

DESCRIPTION

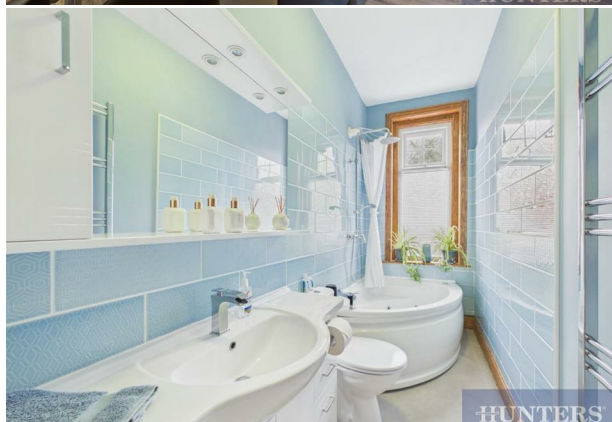
Hunters are delighted to bring to the market this outstanding mid-terrace townhouse on the ever-popular Columbus Ravine, having been comprehensively renovated by the current owners to create a stylish and versatile home extending to approximately 1,715 sq. ft. Arranged over four floors, the property effortlessly blends contemporary finishes with character features and offers flexible accommodation.

The accommodation briefly comprises a welcoming entrance hallway leading to a bright and spacious living room, enhanced by a large bay window allowing an abundance of natural light. To the rear is an open plan modern fitted kitchen/diner with ample worktop space creating the ideal setting for both everyday family life and entertaining guests.

The basement level provides two substantial bedrooms currently utilised as bar area and playroom along with a bathroom and additional storage. Across the upper floors are five well-proportioned bedrooms, two of which benefit from contemporary en suite shower rooms, alongside a stylish family bathroom. One bedroom enjoys access to a charming Juliet balcony, while another opens directly onto a fantastic sun terrace, providing attractive outdoor spaces to relax and unwind.

Externally, the property benefits from an enclosed rear courtyard which provides valuable off-road parking and low-maintenance outdoor space. Ideally situated within easy reach of Scarborough's North Bay, Peasholm Park, local amenities, schools and transport links.

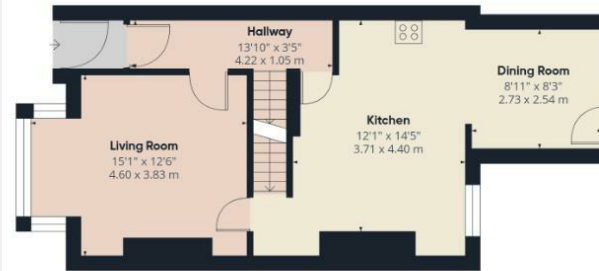
This substantial and versatile home is ideally suited to growing families, multi-generational living, or investors seeking a lucrative holiday let opportunity or the potential to create individual apartments. Offering generous living space in a highly desirable coastal location, it presents a rare opportunity to enjoy flexible accommodation with excellent lifestyle and investment appeal. Early viewing is highly recommended!







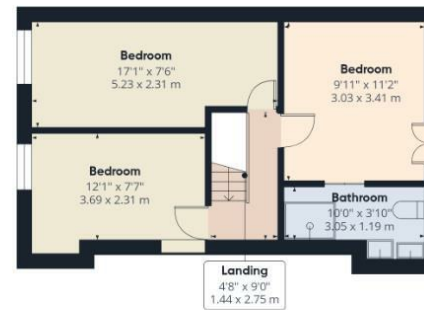
Floor -1



Floor 0



Floor 1



Floor 2

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Approximate total area⁽¹⁾

1715 ft²
159.1 m²

Balconies and terraces

126 ft²
11.7 m²

Reduced headroom

14 ft²
1.3 m²

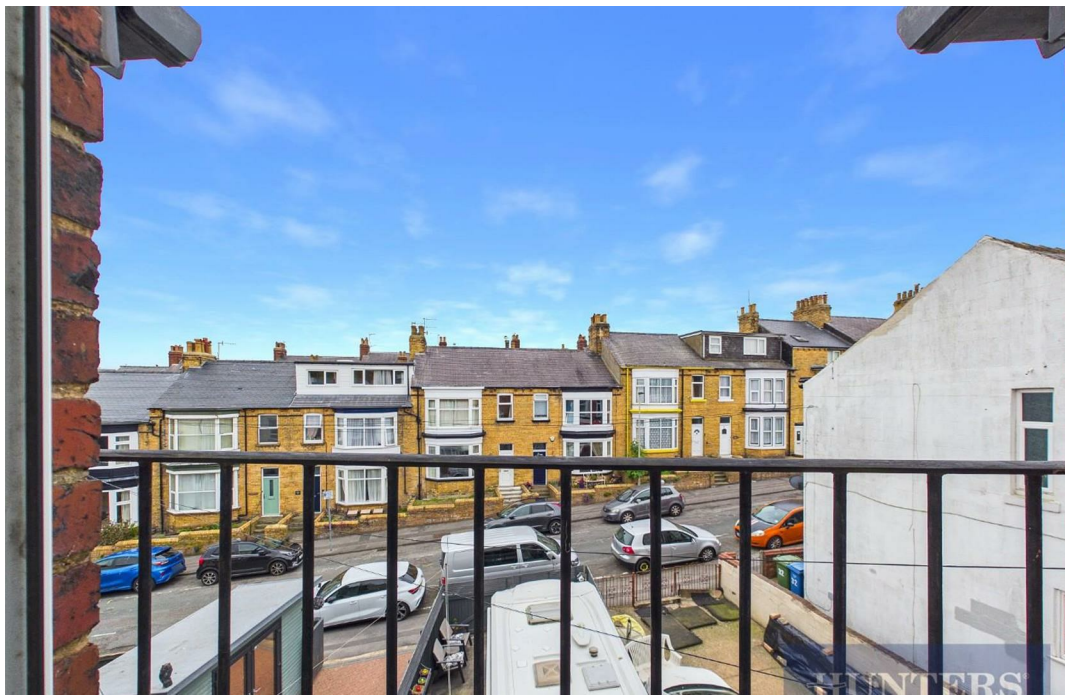
(1) Excluding balconies and terraces

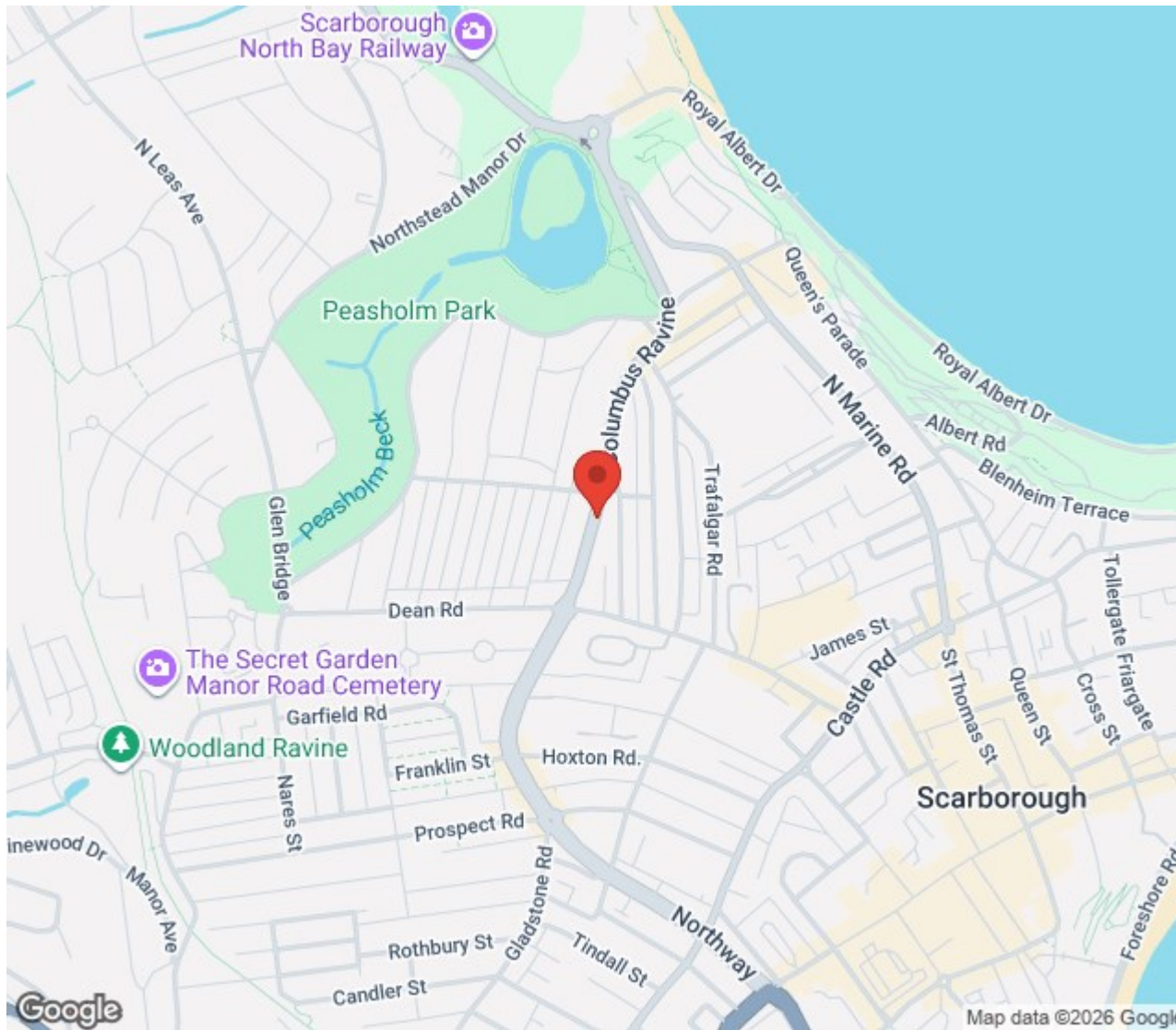
Reduced headroom

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.

GIRAFFE 360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

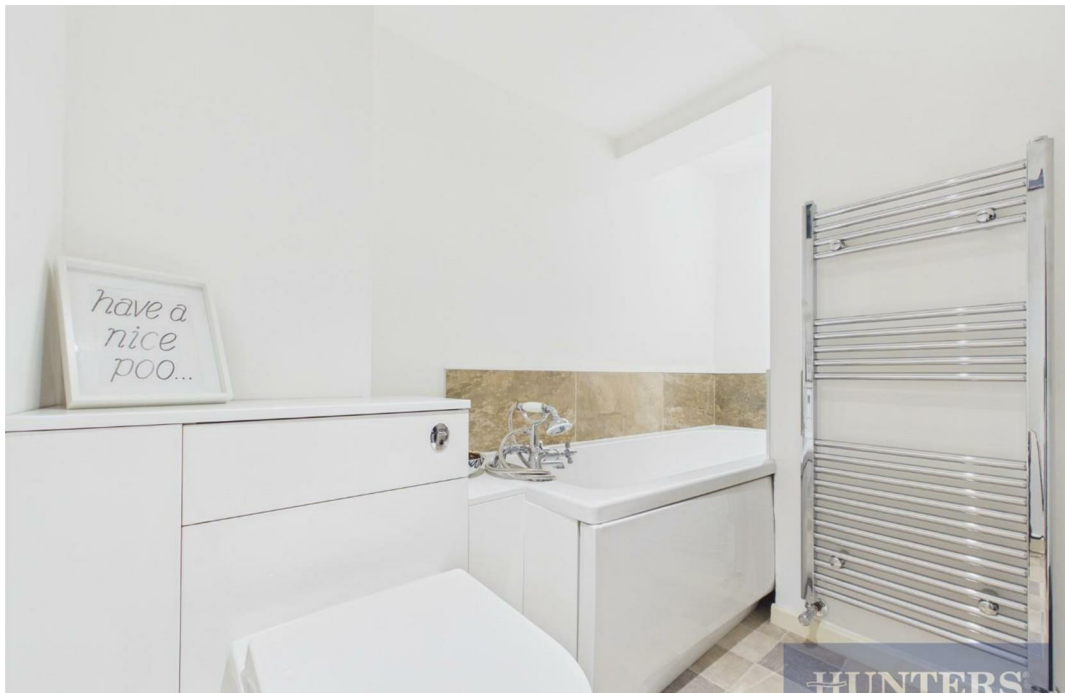
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

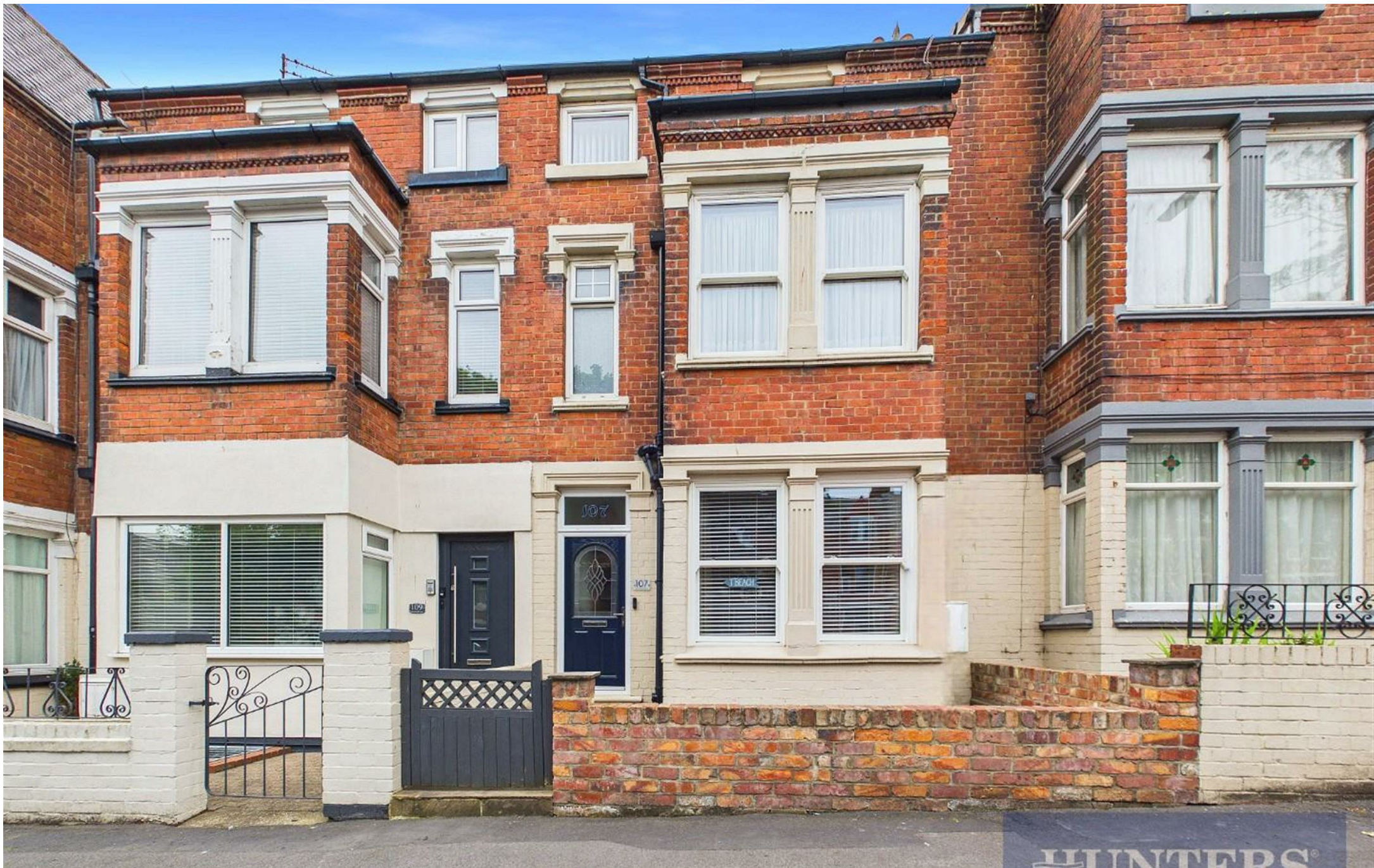
Thinking of Selling?

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.

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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.