



Royal Crescent, Scarborough

YO11 2RN

Asking Price £500,000



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**HUNTERS**<sup>®</sup>  
EXCLUSIVE

# Royal Crescent, Scarborough

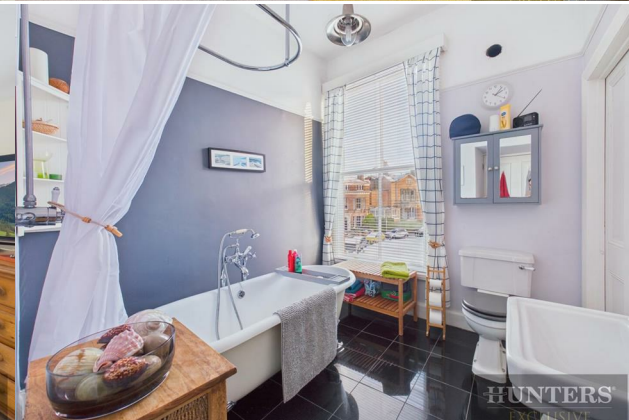
## DESCRIPTION

Hunters Exclusive are pleased to present this substantial four-storey home, offering an impressive amount of space and versatility across multiple levels. It is ideally suited to families, multi-generational living, or anyone seeking generous accommodation with excellent separation of room functions. The ground floor features a spacious living/dining room leading through to a well-proportioned kitchen, a hallway with storage, a bathroom/possible utility room, and access to the large attached garage—perfect for parking, storage or workshop use.

The first floor provides a second living room and a separate dining room, offering flexible reception space, along with an additional WC and hallway areas that link the rooms seamlessly. The upper floors each provide comfortable bedroom accommodation. Floor two hosts two generously sized double bedrooms and a family bathroom, while the top floor includes three further bedrooms and an additional bathroom, creating a total of five bedrooms across the upper levels.

Externally, the property benefits from a rear garden, providing a private outdoor space ideal for relaxing, entertaining or family use. There is also an allocated parking space to the front of the house, offering convenient off-street parking in addition to the attached garage.

Situated on Royal Crescent in Scarborough, the property enjoys a desirable and historic town-centre location. The crescent is well known for its attractive period architecture, quiet setting and convenient access to nearby amenities. Residents are within easy reach of shops, cafés, restaurants, transport links and local green spaces, making it an ideal spot for those seeking a well-connected and characterful place to live.





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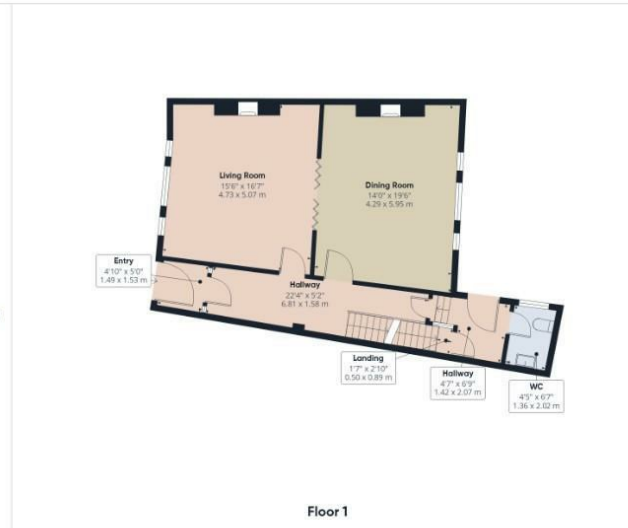


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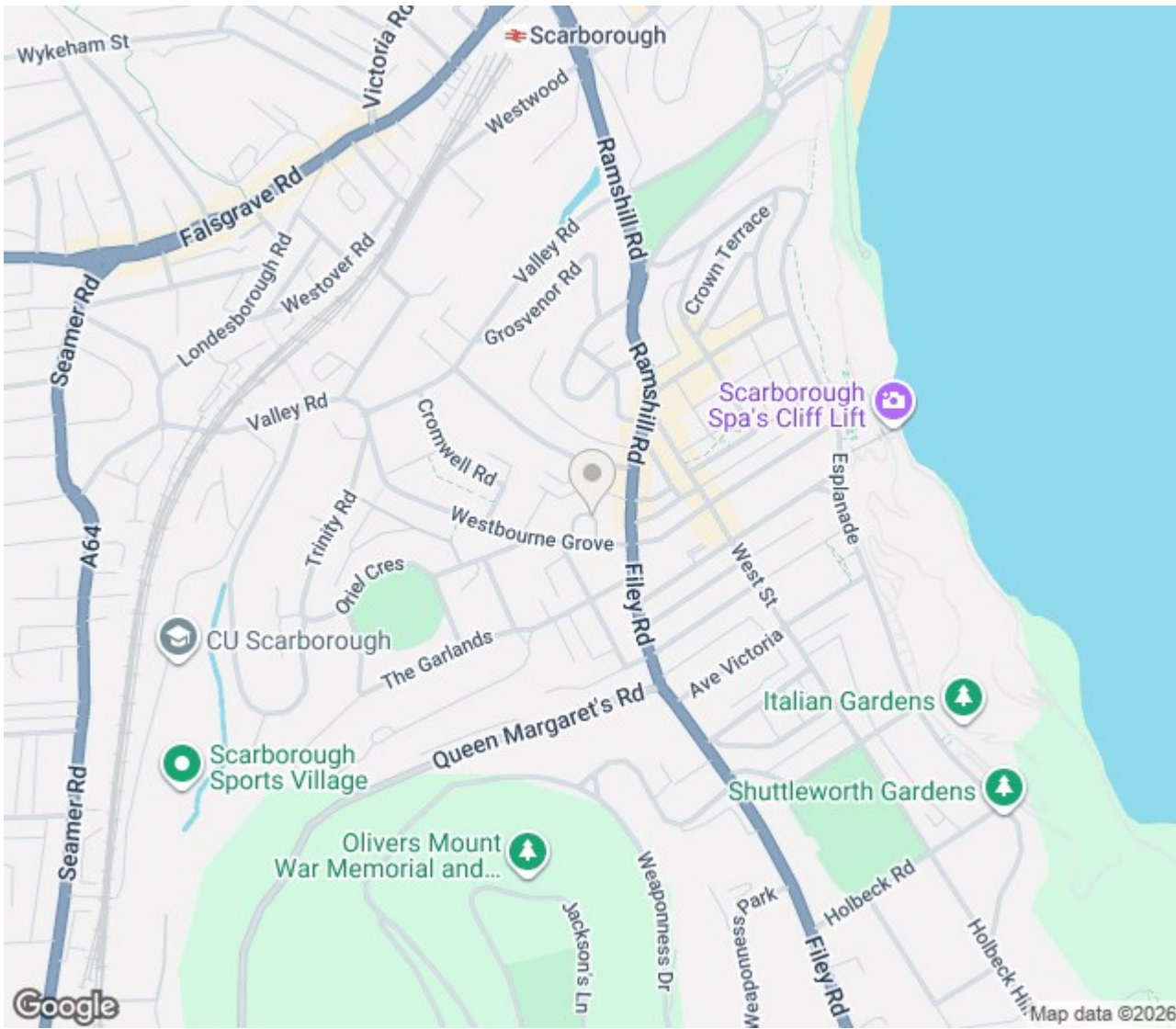
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<b>HUNTERS<sup>®</sup> EXCLUSIVE</b>	
<b>Approximate total area<sup>(1)</sup></b>	
2837 ft <sup>2</sup> 263.4 m <sup>2</sup>	
<b>Reduced headroom</b>	
77 ft <sup>2</sup> 7.1 m <sup>2</sup>	
(1) Excluding balconies and terraces	
Reduced headroom Below 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.	
<b>GIRAFFE360</b>	





## 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>	70	80
(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	

### 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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