



HUNTERS®

Sea Cliff Road, Scarborough

YO11 2XU

Asking Price £490,000



HUNTERS®  
EXCLUSIVE



# Sea Cliff Road, Scarborough

## DESCRIPTION

Hunters Exclusive are presenting an excellent opportunity for investors and buyers seeking to add value – this substantial four-bedroom detached home sits on a generous plot and offers huge scope for improvement and modernisation, including a massive loft with potential to be converted. With spacious living areas, four double bedrooms, large gardens, ample driveway parking, and an integrated garage, it's the ideal property to create your perfect home – all with the added benefit of a new boiler installed in 2024 and no onward chain.

The ground floor boasts a welcoming living room, a separate dining room, and a good-sized kitchen, ideal for everyday living and entertaining. A bright conservatory with sliding doors opens directly onto the garden, while a utility room and downstairs WC add practicality and convenience. Upstairs, there are four generously proportioned double bedrooms and a family bathroom, providing ample space for all the family.

Outside, you'll find a large garden with a paved seating area, ideal for summer entertaining, along with an integrated garage and ample driveway parking.

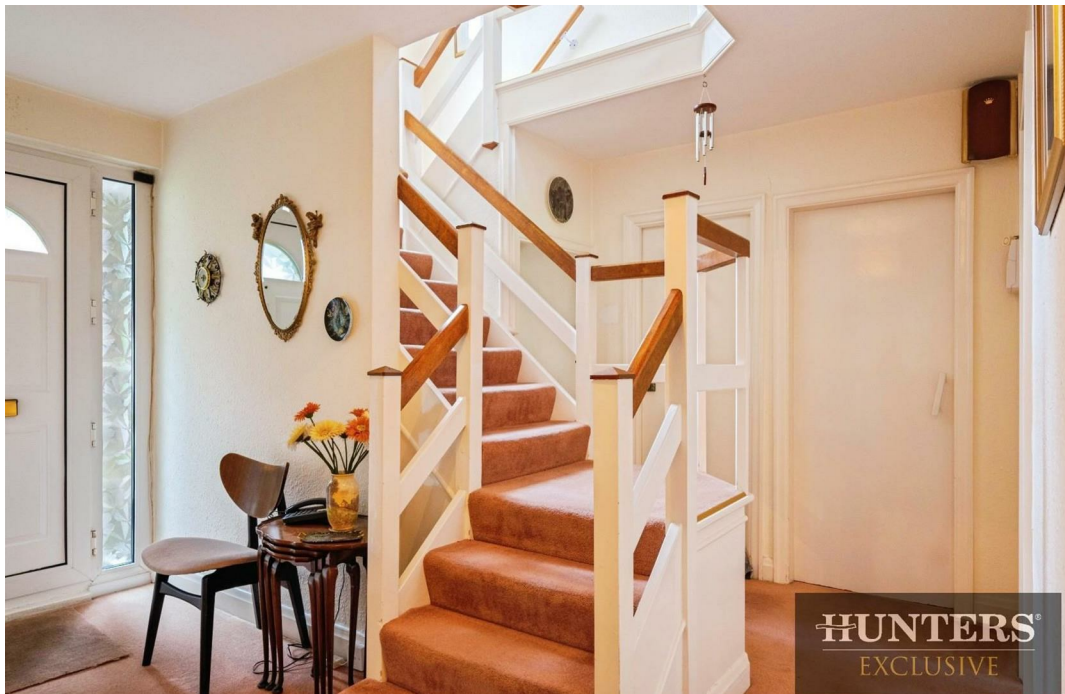
While the property would benefit from some updating, it comes with the addition of a new boiler installed in 2024 and is offered to the market with no onward chain.

Ideally situated in the desirable Holbeck and Esplanade areas, this location offers excellent access to well-regarded schools, including Wheatcroft Primary, St Martins Primary, and Scarborough Independent School (ages 3–18), as well as the University. Nearby attractions include the iconic Clock Tower and beautiful South Cliff Gardens, with Scarborough's town centre and the amenities of South Bay within easy reach. The neighbouring Ramshill area also provides a wide range of local shops and restaurants.

Early viewing is highly recommended to appreciate the space, potential, and location on offer.









15 Sea Cliff Road, Scarborough, YO11 2XU



Ground Floor

Floor area 108.2 sq.m. (1,164 sq.ft.)

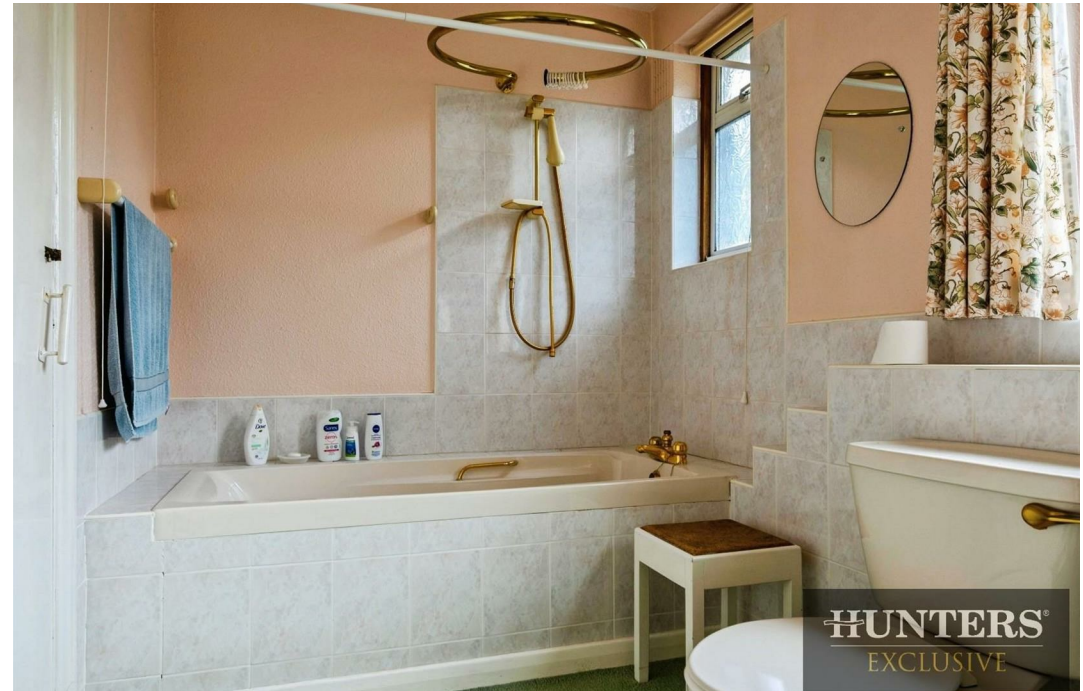


First Floor

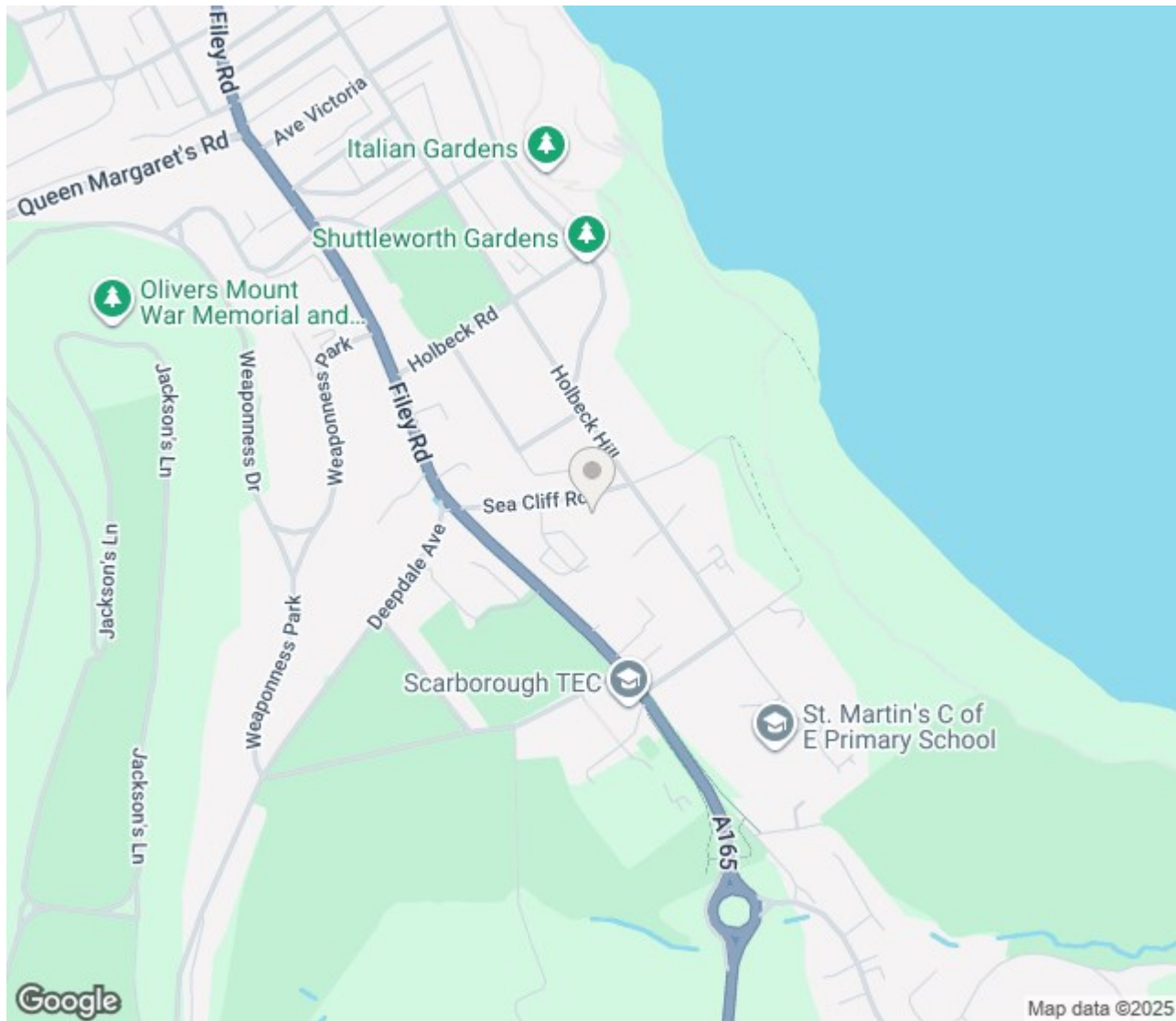
Floor area 72.7 sq.m. (783 sq.ft.)

Total floor area: 180.9 sq.m. (1,947 sq.ft.)


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)







# 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>		
(39-54) <b>E</b>	<b>54</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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