



HUNTERS[®]
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HUNTERS

Arundel Place, Scarborough

Offers Over £230,000



Hunters are pleased to present this well-maintained property is arranged over two floors, offering excellent flexibility and a versatile layout. On the ground floor, there is a spacious entrance hallway, a utility room, a shower room, and a bedroom, along with a generous garage. Upstairs, the first floor features a bright open-plan kitchen and living area, a second utility room, a family bathroom, and two further bedrooms.

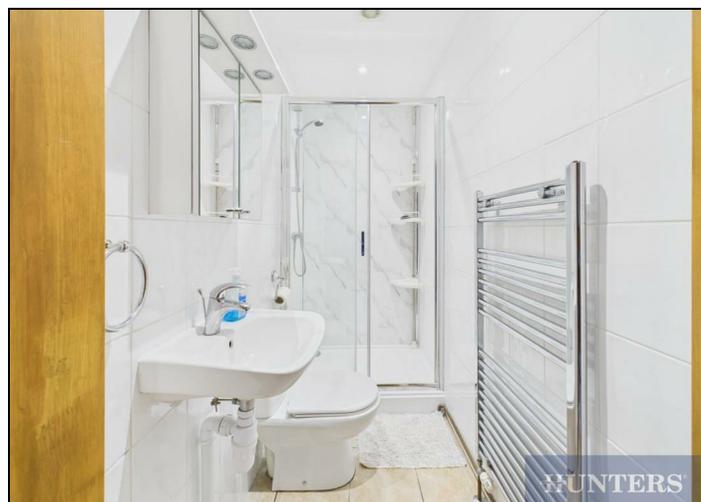
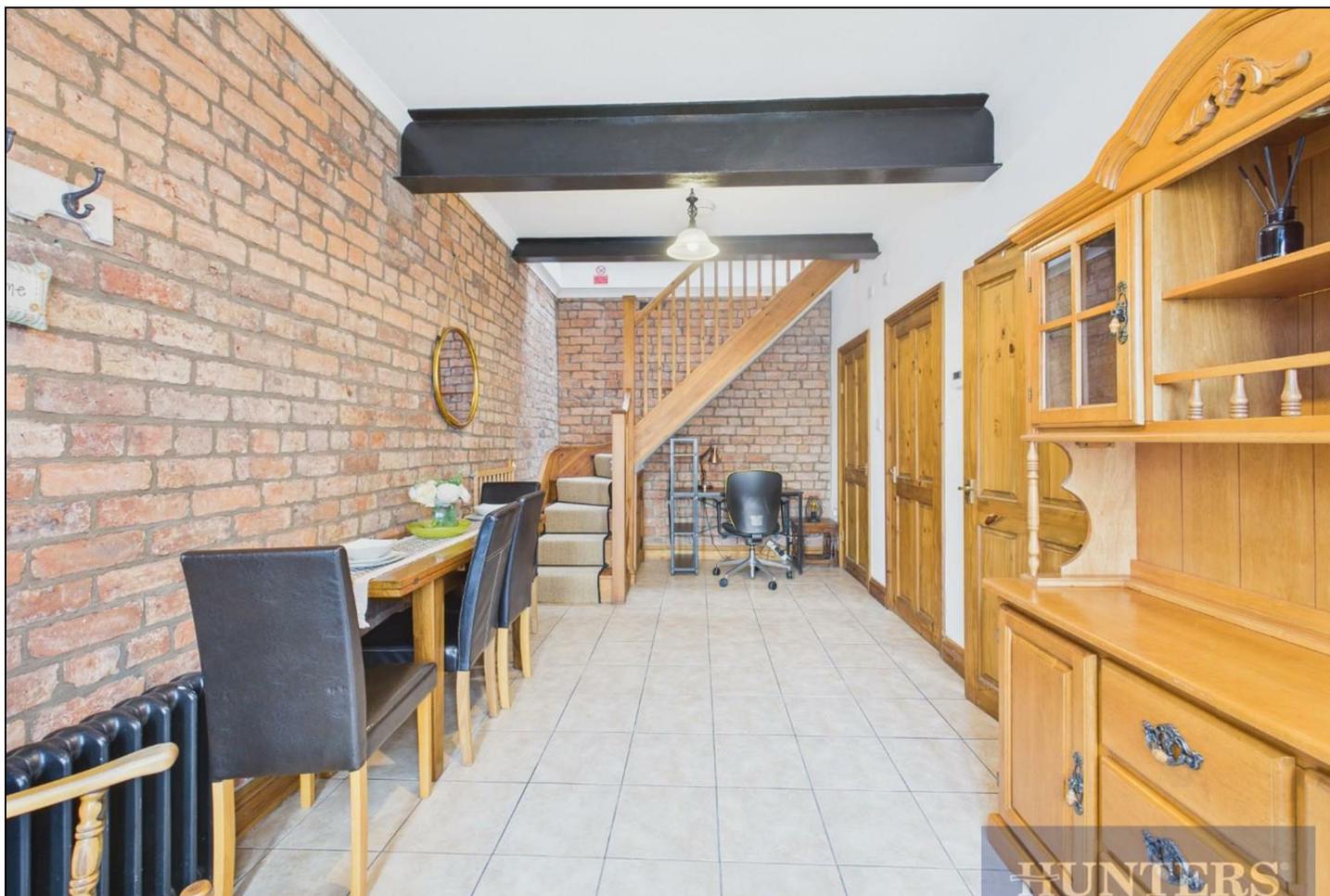
The property has a strong history as a highly successful holiday let, with proven rental income and excellent occupancy levels. It has also benefited from a number of recent upgrades, including new double glazing installed approximately three years ago, a new boiler fitted within the last three years, and a brand-new roof with a full twenty five-year warranty completed just weeks ago. All safety certificates are fully up to date, and the property can be sold fully furnished if desired, complete with bedding, linens, and all essentials, making it ready for immediate letting.

Situated in the heart of Scarborough, this property enjoys a prime town centre location, with an array of shops, restaurants, cafés, and entertainment options on your doorstep. The vibrant harbour, sandy beaches, and scenic promenade are all within easy reach, while excellent transport links make commuting or exploring the wider Yorkshire Coast simple and convenient.

Whether you are seeking a profitable holiday home, a secure long-term investment, or a comfortable family home, this property combines a prime location, modern upgrades, and a proven track record of success, offering exceptional potential for its next owner.

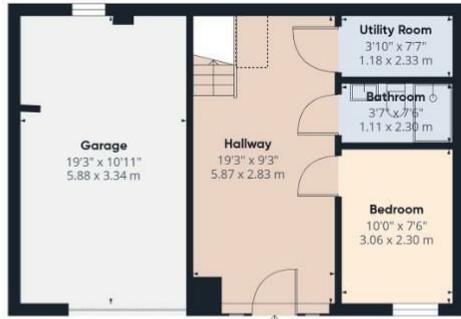
KEY FEATURES

- Flexible two-storey layout with 3 bedrooms, 2 bathrooms, utilities, and garage
- Proven holiday let with strong rental history
- Recent upgrades: new glazing, boiler, and 25-year roof warranty
- Option to buy fully furnished and holiday-let ready
- Generous garage with private parking
- Prime Scarborough town centre location near beaches and amenities









Ground Floor



Floor 1



Approximate total area^m

1018 ft²
94.4 m²

Reduced headroom

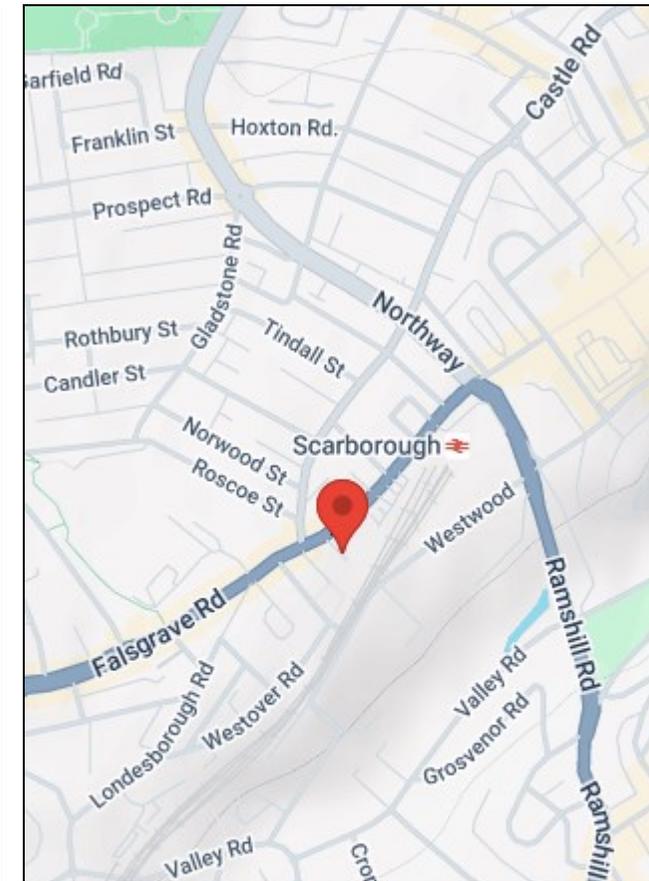
6 ft²
0.6 m²

(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 Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	77
	57
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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