



**Queens Parade, Scarborough**

YO12 7HU

**Asking Price £425,000**



14



14



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B

**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Queens Parade, Scarborough

## DESCRIPTION

The Howdale Hotel occupies a prime clifftop position on Scarborough's sought-after North Bay, enjoying breathtaking panoramic views across the bay and towards the iconic castle. This substantial property extends to approximately 4,096 sq ft and offers a rare opportunity to acquire a well-established guest house with generous and flexible accommodation arranged over six floors.

The hotel comprises 13 en-suite letting rooms in total, including three premium bay-fronted suites positioned to the front of the property, all benefitting from uninterrupted views of Scarborough Castle and the North Bay coastline. Access is available via Queen's Parade or North Marine Road, with the added advantage of a private residents' car park providing space for up to nine vehicles.

The ground floor features a welcoming reception layout, including a spacious 32-cover dining room with a feature window overlooking the bay, alongside a comfortable west-facing guest lounge—ideal for relaxing and entertaining guests.

To the lower ground floor, there is a generous commercial kitchen together with owner's accommodation, a shower room, and useful external storage areas, offering excellent practicality for day-to-day operations or potential for self-contained living.

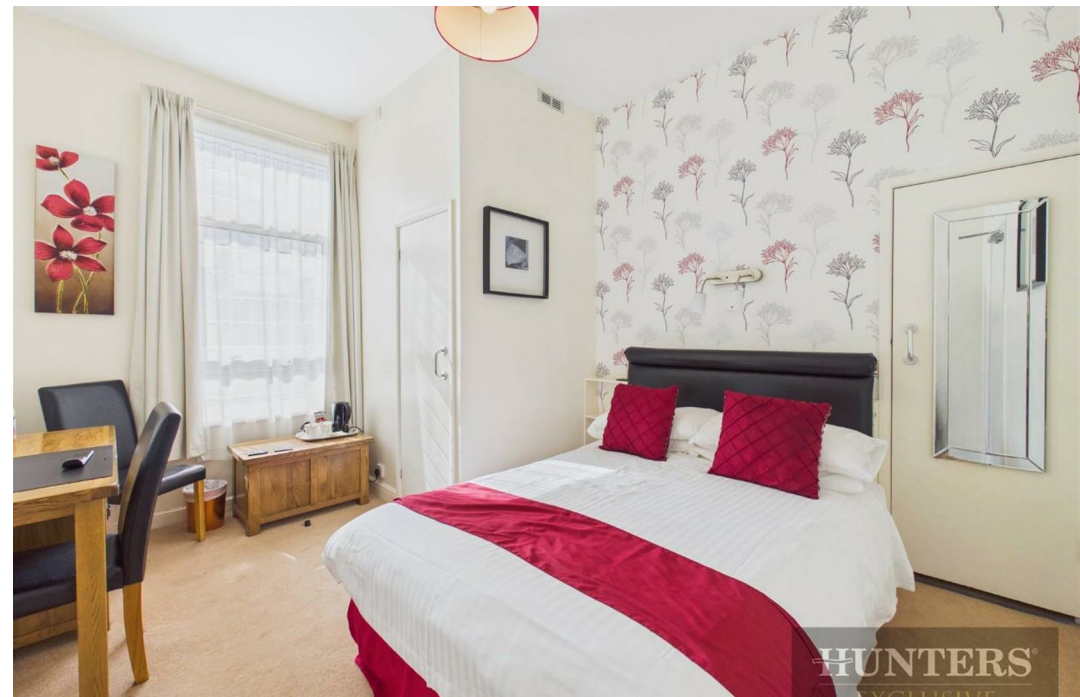
The upper floors are thoughtfully arranged to provide well-proportioned en-suite guest bedrooms across each level, with a premium suite located on the first, second, and third floors. The layout has been designed to make the most of the property's outstanding position while ensuring comfort and privacy for guests.

The property has been carefully maintained by the current owners, including recent improvements such as two newly installed Ideal boilers and a full roof replacement, ensuring the building is well equipped for continued operation.





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Approximate total area<sup>(1)</sup>  
 4096 ft<sup>2</sup>  
 380.4 m<sup>2</sup>

Reduced headroom  
 9 ft<sup>2</sup>  
 0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

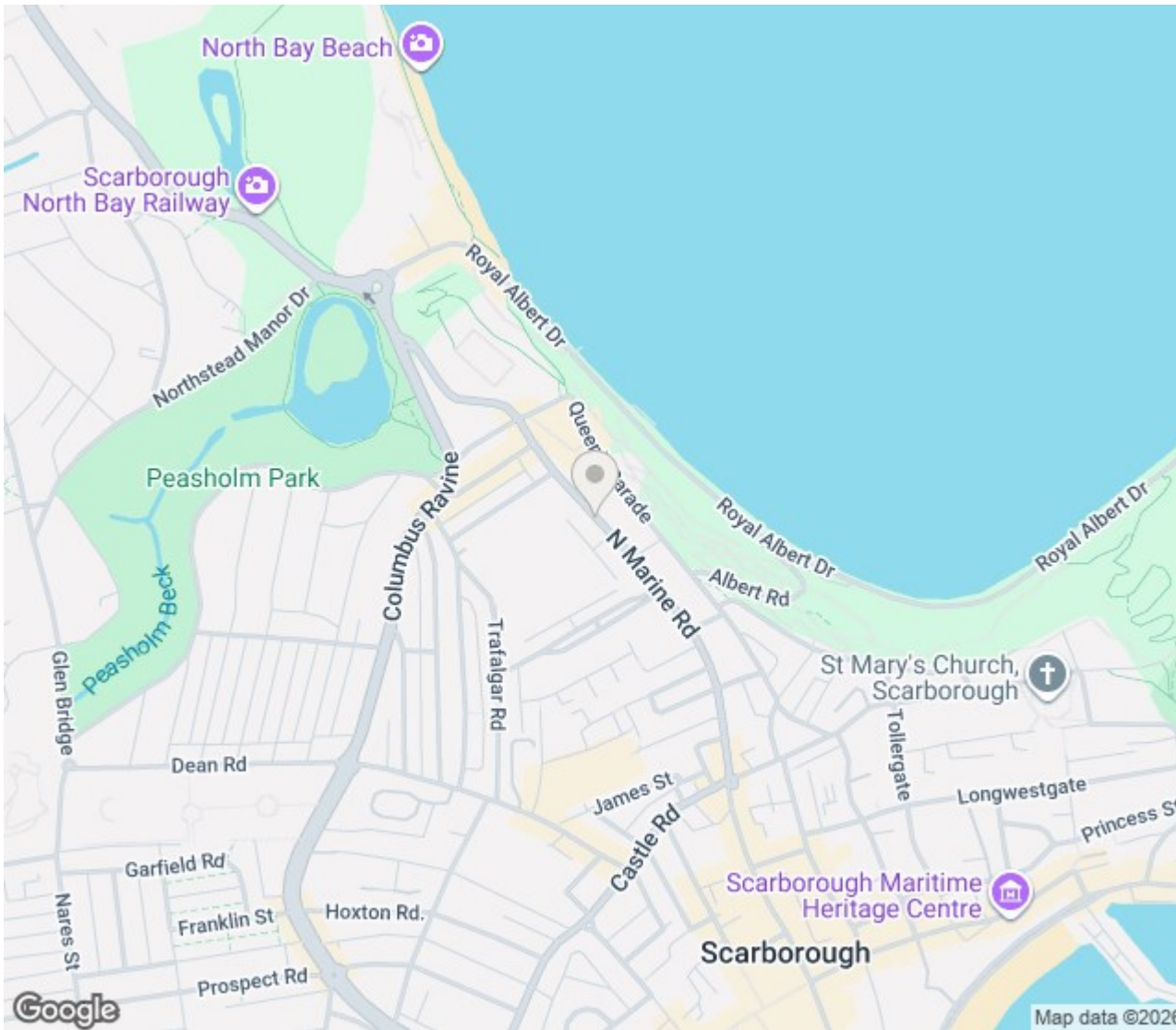
Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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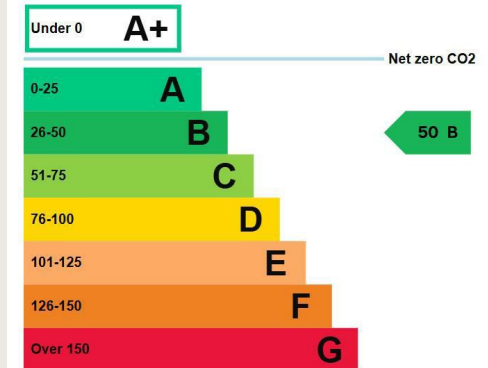




## ENERGY PERFORMANCE CERTIFICATE

### Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### 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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