ANDREW COWEN







44 Bar Street, Scarborough, YO11 2HT

Offers In The Region Of £195,000

- *Grade II listed Georgian home.*
- *Bespoke dining area.*
- *Easy access to shops, cafés, restaurants and local amenities.*
- *Four-bedroom period property.*
- *Contemporary bathroom suite.*
- *Exceptional Airbnb. Furniture Included.*
- *Stylish fitted kitchen.*
- *Character features throughout.*
- *Beautifully presented.*

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44 Bar Street, Scarborough YO11 2HT

A beautifully presented four-bedroom terraced home offering spacious accommodation over four floors in the heart of Scarborough town centre. Stylishly modernised throughout, the property features two reception rooms, a contemporary fitted kitchen, a luxurious family bathroom and versatile living space extending to approximately 954 sq ft (88.7 sq m). Ideally located within walking distance of the railway station, South Bay and local amenities, this turnkey home is perfect as a family residence, holiday home or an exceptional Airbnb with excellent investment potential.

4 1 2 D

Council Tax Band: A





Occupying a prime town centre location, this chain free beautifully presented four-bedroom terraced home offers stylish and versatile accommodation across four floors, extending to approximately 954 sq ft (88.7 sq m). Comprehensively modernised throughout, the property combines contemporary finishes with generous living space, making it an ideal family home, holiday retreat or investment purchase. Please note the property will be sold fully furnished.

The ground floor features an entrance vestibule, hallway and an impressive dining/reception room with a bespoke media wall, fitted cabinetry and contemporary electric fireplace. The adjoining modern kitchen is fitted with shaker-style units, integrated appliances and quality worktops, while a convenient ground floor WC completes the accommodation.

A spacious lower ground floor reception room provides excellent flexibility as a second lounge, cinema room, home office or guest bedroom. The first floor offers an exceptionally large principal bedroom together with a luxurious contemporary bathroom featuring marble-effect tiling, a rainfall shower over the bath and stylish black fittings. Three further bedrooms occupy the second floor, providing flexible accommodation for family, guests or home working.

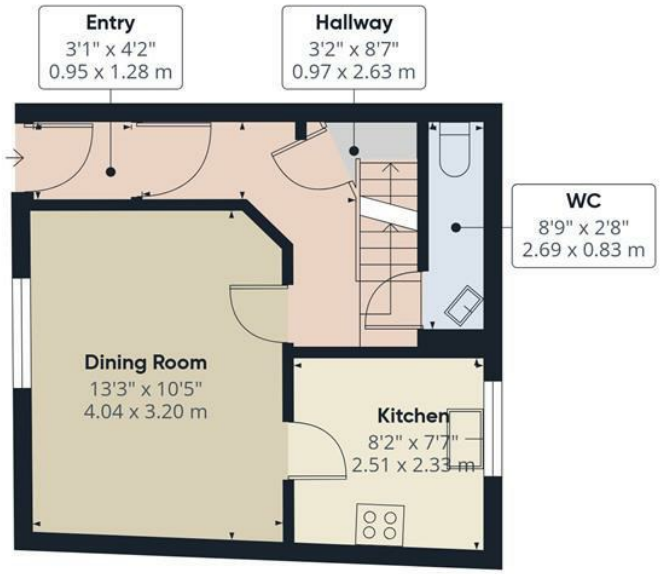
Situated within walking distance of Scarborough railway station, South Bay beach, shops, cafés and restaurants, the property enjoys exceptional convenience. Finished to an excellent standard and currently operating successfully as a high-quality Airbnb, it offers outstanding holiday let and investment potential while equally appealing as a stylish permanent residence.



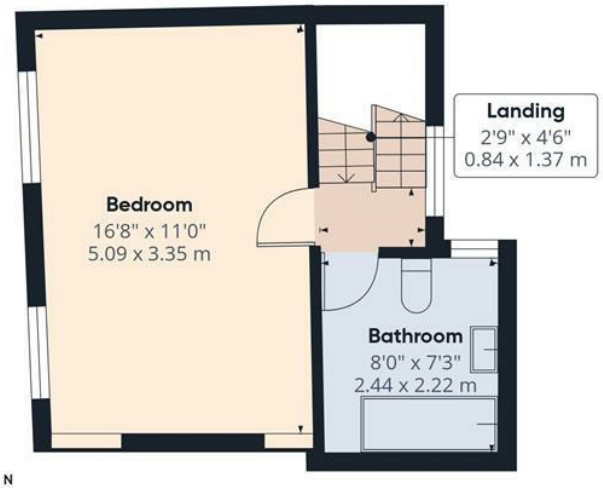




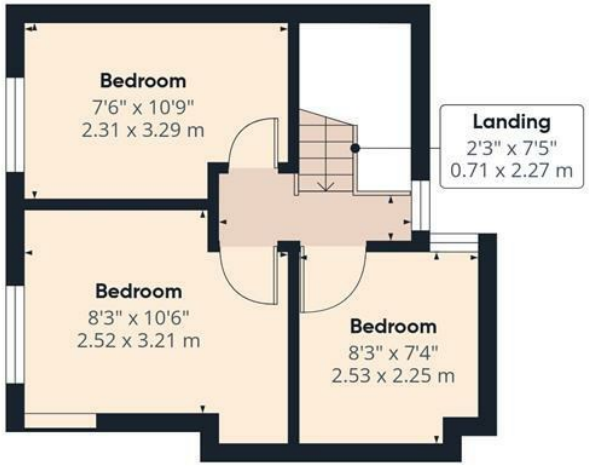
Floor -1



Floor 0



Floor 1



Floor 2

ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

954 ft²

88.7 m²

Reduced headroom

9 ft²

0.8 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.

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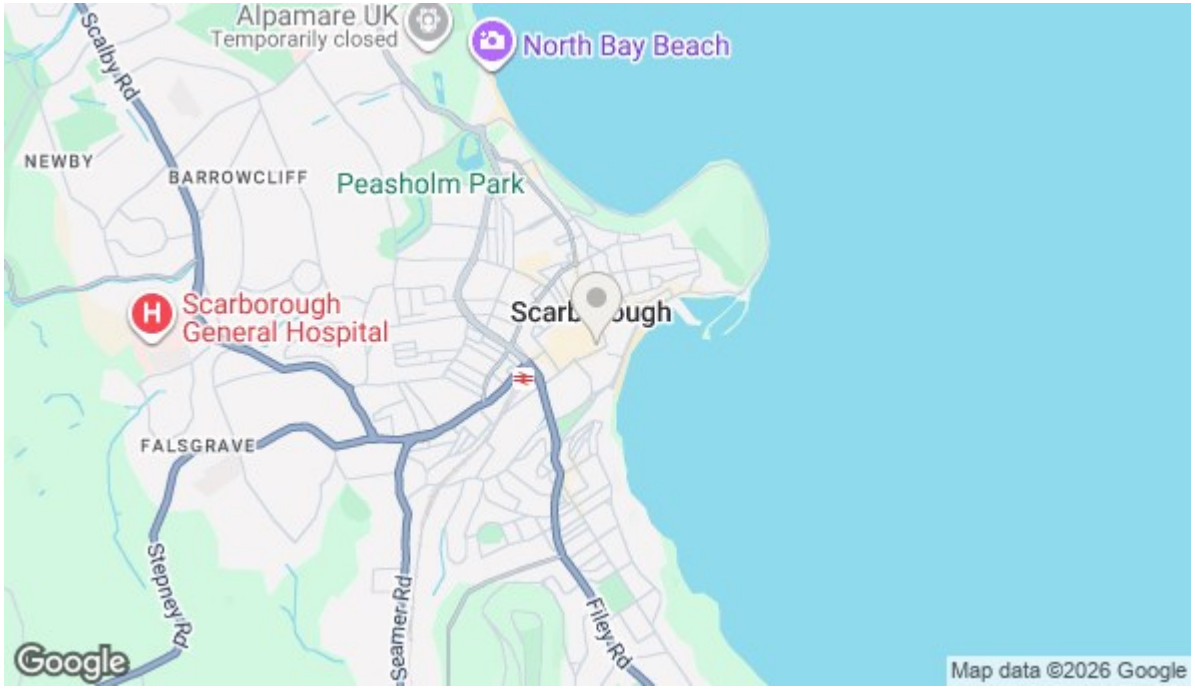












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

Call the office to make an appointment today!

01723 377707

SCAN ME

View our website here!

Looking to Sell?

Book a no obligation valuation today!

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