



**Columbus Ravine, Scarborough**  
, YO12 7QU

**£320,000**



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**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Columbus Ravine, Scarborough

## DESCRIPTION

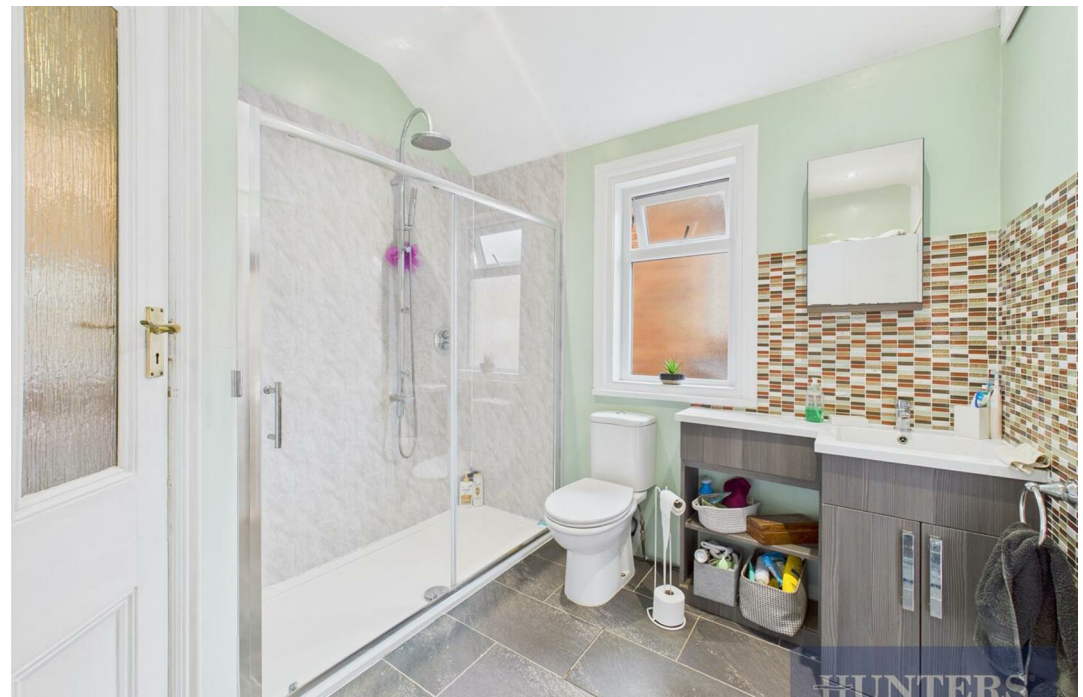
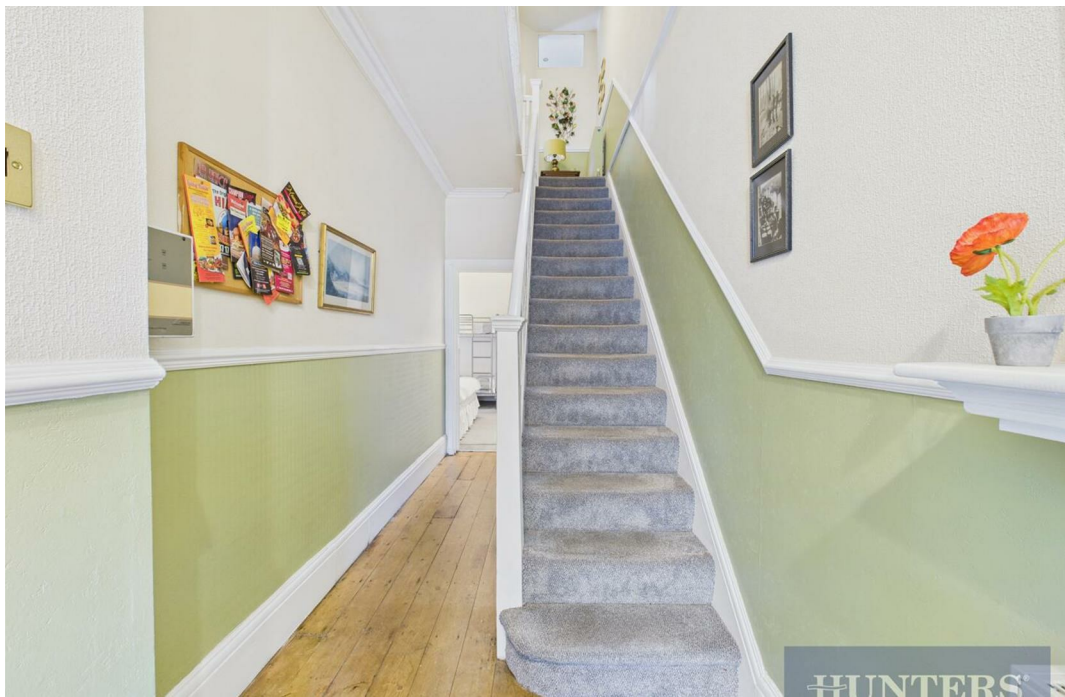
Hunters are delighted to present to the market this IMMACULATE and VERSATILE property, currently configured as two ground floor apartments – both ideal for lucrative holiday lets – together with spacious owners' accommodation across the first and second floors. Offering a total of six bedrooms, a low-maintenance yard, and a sun deck, this property provides an exceptional opportunity for investors and business owners alike. We have been informed the accounts are available to view for interested parties

Currently operating as two successful holiday lets alongside a three double bedroom owners' residence, the property offers excellent flexibility with the potential to generate multiple income streams or be reconfigured into up to eight letting rooms, subject to the necessary permissions. Situated in a highly sought-after area close to Scarborough's North Bay attractions, it represents a prime investment opportunity with strong yield prospects and significant potential for long-term capital growth.

The accommodation briefly comprises an entrance hall with stairs to the first floor landing, a one-bedroom flat with fitted kitchen and three-piece bathroom, and a two-bedroom flat with a fully fitted kitchen, family bathroom, and access to the rear yard. To the first floor there is a spacious lounge with double doors opening into a well-appointed kitchen, a double bedroom with access to the sun deck, and an en suite bathroom. The second floor offers two further double bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance yard and a sun deck, ideal for guest use or private enjoyment.

In summary, this outstanding property on Columbus Ravine is more than just a home – it is a smart investment opportunity combining generous and adaptable accommodation, a prime location, and excellent income potential. Internal viewing is highly recommended to fully appreciate the scale and versatility this impressive property has to offer.







**Approximate total area<sup>(1)</sup>**  
2056 ft<sup>2</sup>  
191 m<sup>2</sup>

**Balconies and terraces**  
163 ft<sup>2</sup>  
15.1 m<sup>2</sup>

**Reduced headroom**  
17 ft<sup>2</sup>  
1.6 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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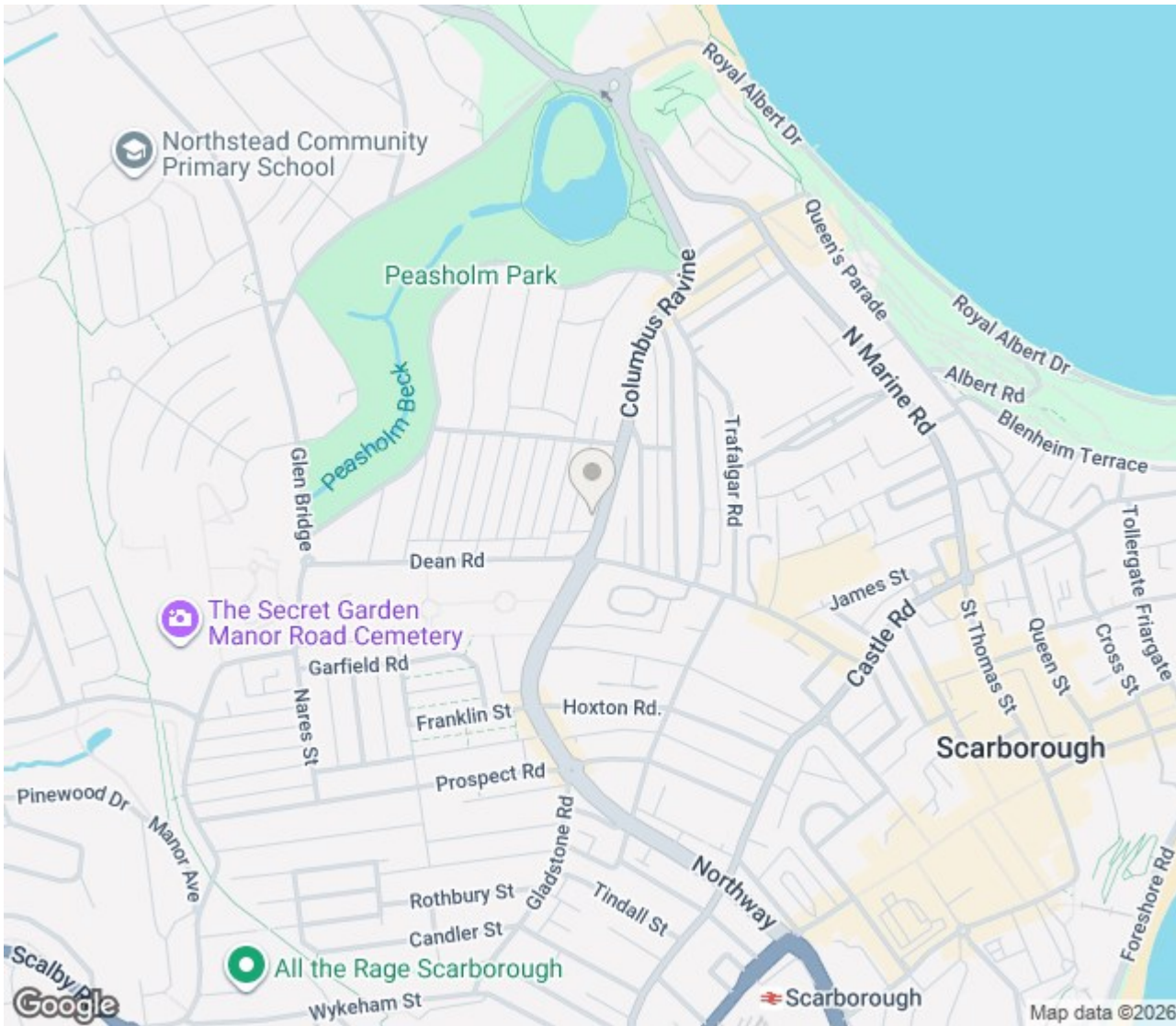
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## ENERGY PERFORMANCE CERTIFICATE

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>		
(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	

### 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.

**33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | [scarborough@hunters.com](mailto:scarborough@hunters.com)**







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.