



colin ellis

## Princess Street, Scarborough, YO11 1QR

Located in the heart of Scarborough's picturesque Old Town, this beautifully presented 4-bedroom terraced home offers a perfect blend of modern comfort and timeless charm. Just a short stroll from local shops, cafes, the harbour, and the beach, the location is ideal for both relaxed coastal living and profitable holiday letting.

The property has recently been renovated, retaining original features such as the exposed beams, wooden ship style walls and support beams reclaimed from old ships.

This stylish home has been tastefully modernised throughout, offering a light-filled interior with a warm, welcoming ambiance. The spacious layout includes a well-appointed kitchen, comfortable living areas, and four generously sized bedrooms, many boasting lovely sea views.

Guide Price £400,000



## PROPERTY DESCRIPTION

Step inside to a warm, nostalgic sanctuary. The ground floor features a living room with a decorative fireplace adorned with nautical touches. The adjoining dining room leads to a modern shaker-style kitchen finished to a high spec with integrated units, beckoning you to create delicious meals using fresh, local ingredients. Conveniently, the nearby Scarborough Market Hall is just a 5-minute walk away. The first floor houses a bathroom and two bedrooms: a spacious twin room and a king size room offering stunning bay views. The second floor hosts another twin room with sea views and an en-suite shower room, accessible via the bedroom or the games room with glimpses of the castle walls. The enclosed courtyard at the back features a patio for relaxation.

## ENTRANCE HALL

### LIVING ROOM

3.42 x 4.27 (11'2" x 14'0")

### DINING ROOM

2.65 x 3.78 (8'8" x 12'4")

### KITCHEN

2.34 x 5.09 (7'8" x 16'8")

### CELLAR

4.74 x 2.98 (15'6" x 9'9")

### BEDROOM

3.51 x 2.82 (11'6" x 9'3")

### BATHROOM

1.76 x 2.74 (5'9" x 8'11")

### BEDROOM

4.52 x 4.19 (14'9" x 13'8")

### BEDROOM

4.25 x 4.36 (13'11" x 14'3")

### BATHROOM

2.49 x 0.87 (8'2" x 2'10")

### BEDROOM

3.54 x 2.89 (11'7" x 9'5")







Floor -1



Floor 1



Floor 2



Floor 3



Approximate total area<sup>(1)</sup>

1529 ft<sup>2</sup>  
141.9 m<sup>2</sup>

Reduced headroom

37 ft<sup>2</sup>  
3.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Princess Street - 18712219

Council Tax Band - C

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

| 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 2002/91/EC |           |



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