



## *Attenborough House, 28-29 Albemarle Crescent, Scarborough, YO11 1XX*

*Guide Price £399,950*

- *Substantial mid-terrace*
- *Potential conversion back to flats*
- *Multiple kitchens*
- *Investment opportunity*
- *Rear Yard*
- *Prominent position on Albemarle Crescent*
- *In excess of 20 lettable rooms*
- *Garden flats/rooms*
- *Excellent rental market location*

## 28-29 Albemarle Crescent, Scarborough YO11 1XX

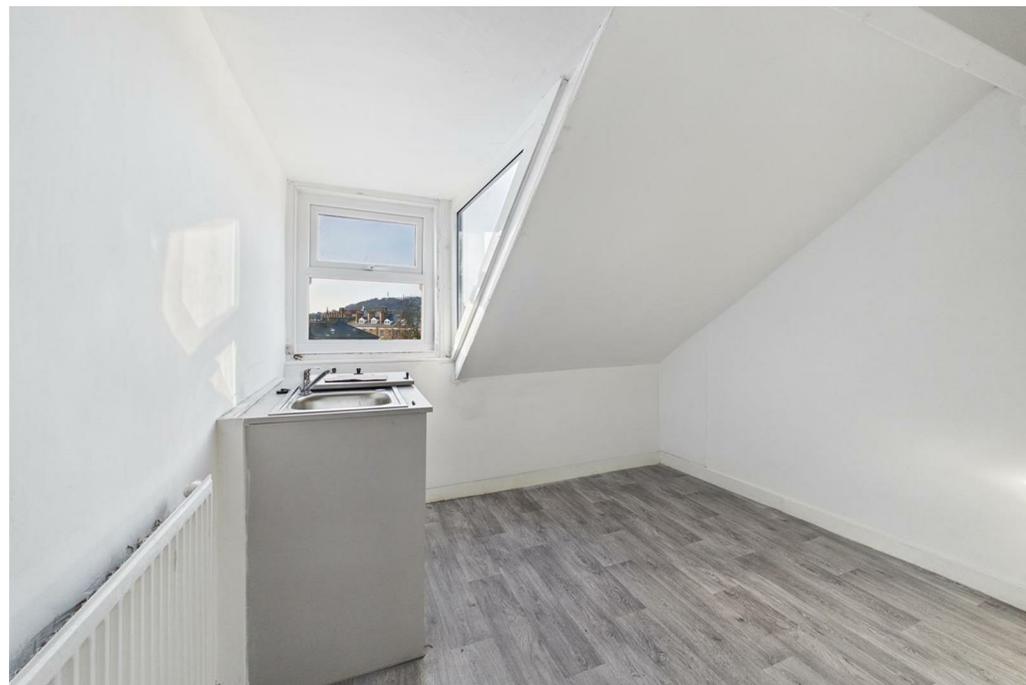
Andrew Cowen are now in receipt of an offer for the sum of £399,950 for Attenborough House, 28-29 Albemarle Crescent, Scarborough. YO11 1XX.

Attenborough House is a substantial mid-terrace freehold building constructed of traditional red brick beneath a slate roof, occupying a prominent and well-established position on Albemarle Crescent. The property is ideally situated within close proximity to Scarborough town centre, Peasholm Park, local amenities and the railway station, ensuring strong accessibility and ongoing appeal to both tenants and visitors.

Anyone wishing to place an offer on the property should contact (Agents Name, Address, and telephone number) before exchange of contracts.



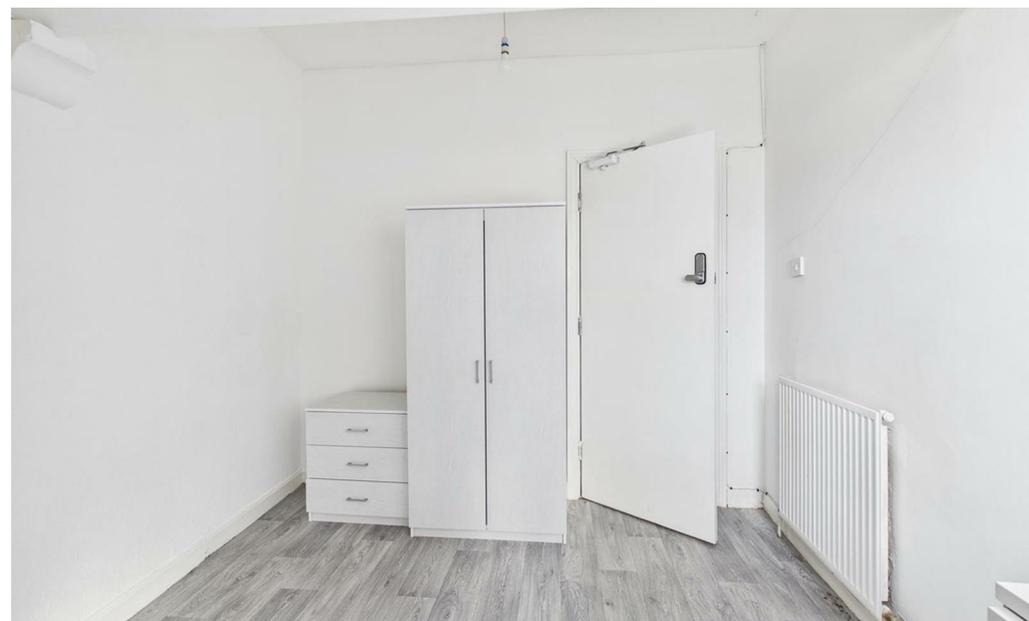
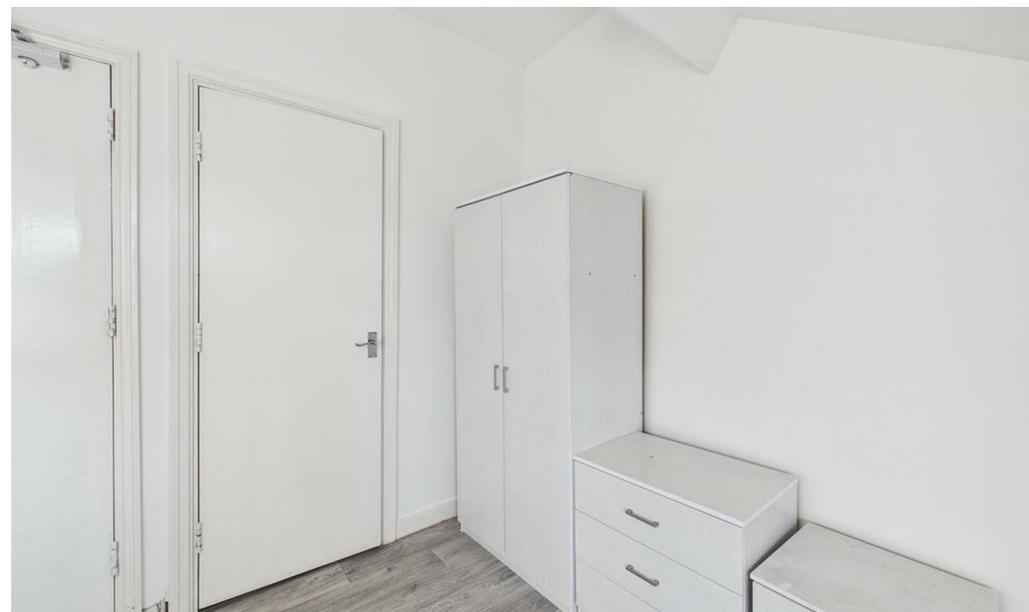
Council Tax Band: Exempt



The accommodation is arranged over lower ground, raised ground and three upper floors, providing extensive internal space and excellent flexibility. Historically operated as multi-room residential accommodation, the property has previously been configured to provide in excess of 20 letting rooms, many benefitting from ensuite shower facilities, together with additional rooms and three kitchen areas. This established layout highlights the scale of the building and its proven use as income-generating accommodation.

From an investment perspective, the property presents a compelling opportunity. Its size and existing configuration lend themselves to continued use as an HMO, serviced accommodation, staff housing or potential reconfiguration (subject to the necessary consents). The strong rental demand within this part of Scarborough — driven by its proximity to the town centre, seafront, parkland and transport links — supports the potential for attractive yields. The number of letting rooms, combined with ensuite facilities, enhances tenant appeal and income resilience. Additionally, the freehold tenure offers long-term security and control for investors.

Externally, the property benefits from a rear yard area, providing useful outside space and servicing potential. The building's traditional construction and classic façade ensure strong kerb appeal, sitting comfortably amongst the surrounding period properties and reinforcing its desirability within the local rental market.





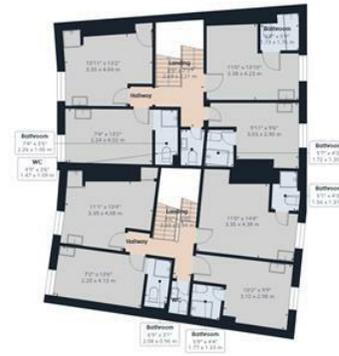
Floor -1



Floor 0



Floor 1



Floor 2



Floor 3



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

6119 ft<sup>2</sup>

568.8 m<sup>2</sup>

Reduced headroom

168 ft<sup>2</sup>

15.6 m<sup>2</sup>

(1) Excluding balconies and terraces

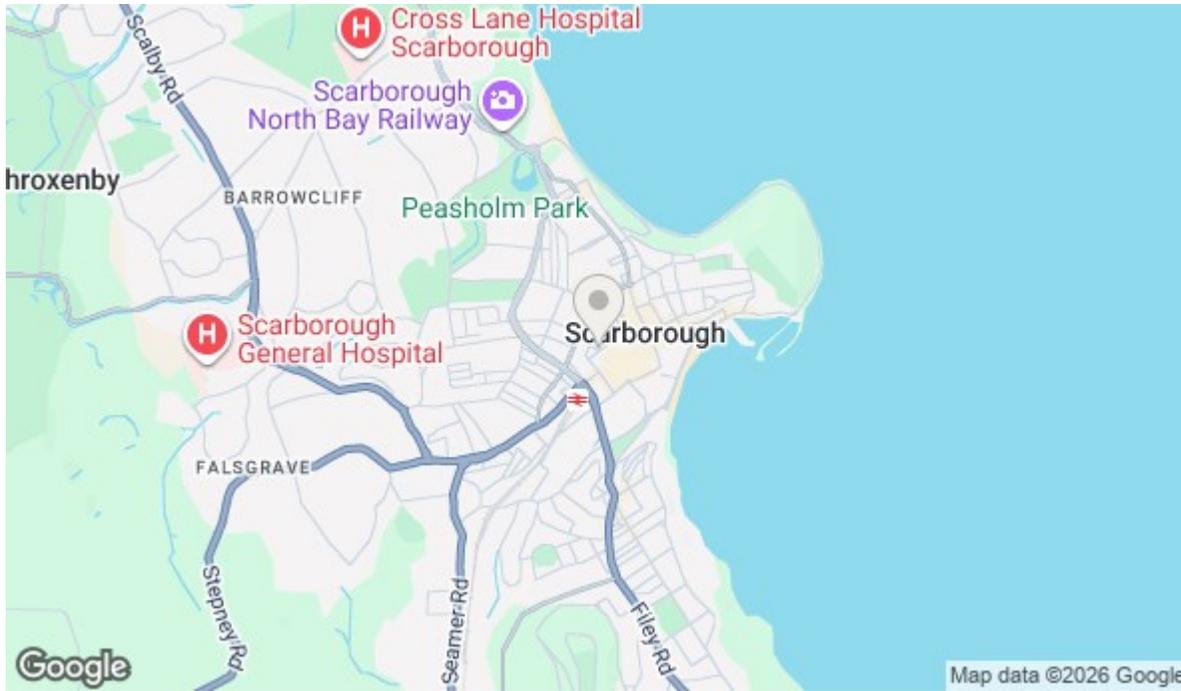
Reduced headroom

..... 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.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**01723 377707**



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