



Cooks Row, Scarborough, YO11 1QE

- Semi-detached home in Scarborough Old Town
- Two bathrooms
- Low-maintenance rear garden
- Three bedrooms arranged over two floors
- Separate kitchen with utility room
- Off-street parking to the rear & no onward chain

Offers In Excess Of £230,000



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DESCRIPTION

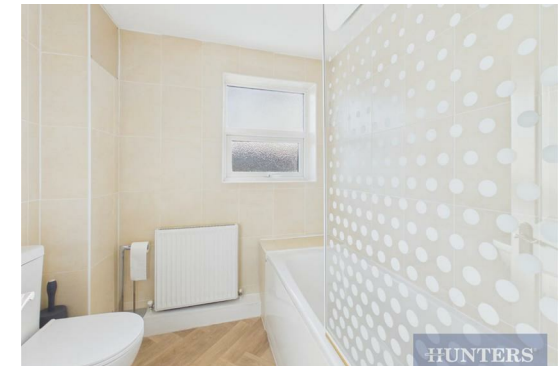
Hunters are pleased to bring to the market this well-proportioned semi-detached home, ideally located in the heart of Scarborough's historic Old Town and offered with no onward chain, allowing for a smooth and straightforward purchase.

Internally, the property briefly comprises an entrance hallway leading into a generous living room with ample space for both lounge and dining areas. There is a separate fitted kitchen to the rear, complemented by a useful utility room, providing additional storage and laundry space. The accommodation is arranged over the upper floors and offers three bedrooms along with two bathrooms, creating a practical layout well suited to family living, guests or those seeking additional flexibility.

Externally, the property benefits from a low-maintenance rear garden, designed for ease of upkeep and outdoor enjoyment throughout the year. A particularly valuable feature for this location is the off-street parking to the rear, offering convenience and practicality rarely found within the Old Town.

Location-wise, the property is set within Scarborough's sought-after Old Town, an area renowned for its character, historic buildings and coastal charm. The home is within walking distance of the South Bay, harbour and seafront, as well as a range of independent shops, cafes and local amenities. Well regarded schools and regular public transport links are also close by, making the location practical for families and commuters alike, while still enjoying the unique atmosphere the Old Town has to offer.

This property would make an ideal main residence, second home or investment opportunity. Early viewing is recommended to appreciate the space and setting on offer.



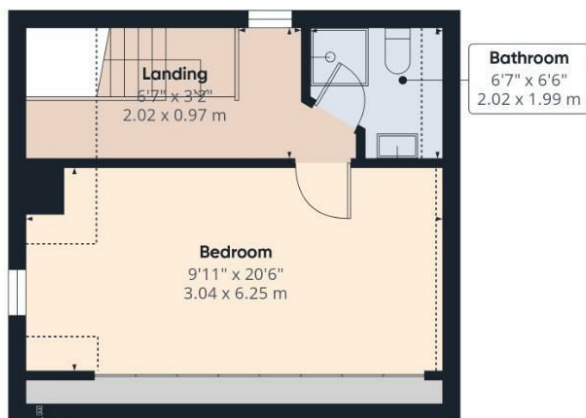




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1113 ft²
103.3 m²

Reduced headroom

44 ft²
4.1 m²

(1) Excluding balconies and terraces.

Reduced headroom

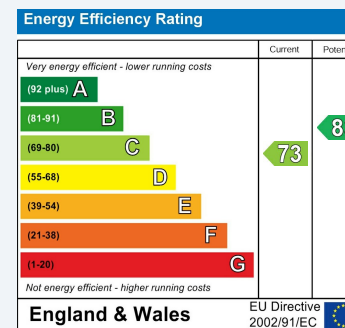
Below 5 ft/1.5 m

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

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.

Viewings

Please contact scarborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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