



**Columbus Ravine, Scarborough**  
YO12 7QU

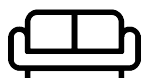
**Offers In Excess Of  
£290,000**



**6**



**2**



**2**



**D**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# Columbus Ravine, Scarborough

## DESCRIPTION

Hunters are delighted to offer this substantial mid-terrace property, packed with potential and ideal for growing families. Spread across four floors, this versatile home provides generous living space and flexible accommodation to suit a variety of needs.

The ground floor comprises a welcoming living room, a separate dining room, a spacious kitchen, and a convenient downstairs WC. There's also access to a cellar, perfect for storage or future conversion. On the first floor, you'll find four well-proportioned bedrooms, one of which is currently used as a home office. A modern family shower room and a useful utility room with a fitted bath add to the practicality of the space. The second floor offers two further bedrooms and an additional bathroom, making it ideal for guests, teenagers, or extended family living.

To the rear, a large enclosed courtyard provides excellent outdoor space for entertaining, relaxing, or further development.

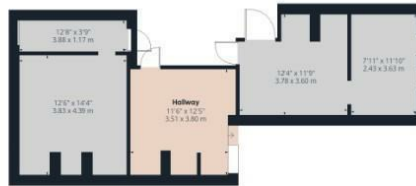
This accommodation is situated centrally within the town, with a wealth of local amenities and attractions close by, including Scarborough's South Bay and the beach, the Spa complex, and a wide range of restaurants, bars, and entertainment venues. It also offers convenient access to Scarborough's North Bay, known for its scenic coastline, Peasholm Park, and a variety of watersports such as surfing, paddleboarding, and kayaking. The property is also ideally located for easy access to a range of transport links, including buses and trains.

This fantastic property offers superb potential and would make a wonderful, spacious family home in a desirable location.









Floor -1



Ground Floor



Floor 1



Floor 2

**HUNTERS®**  
HERE TO GET *you* THERE

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

2583 ft<sup>2</sup>  
240 m<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

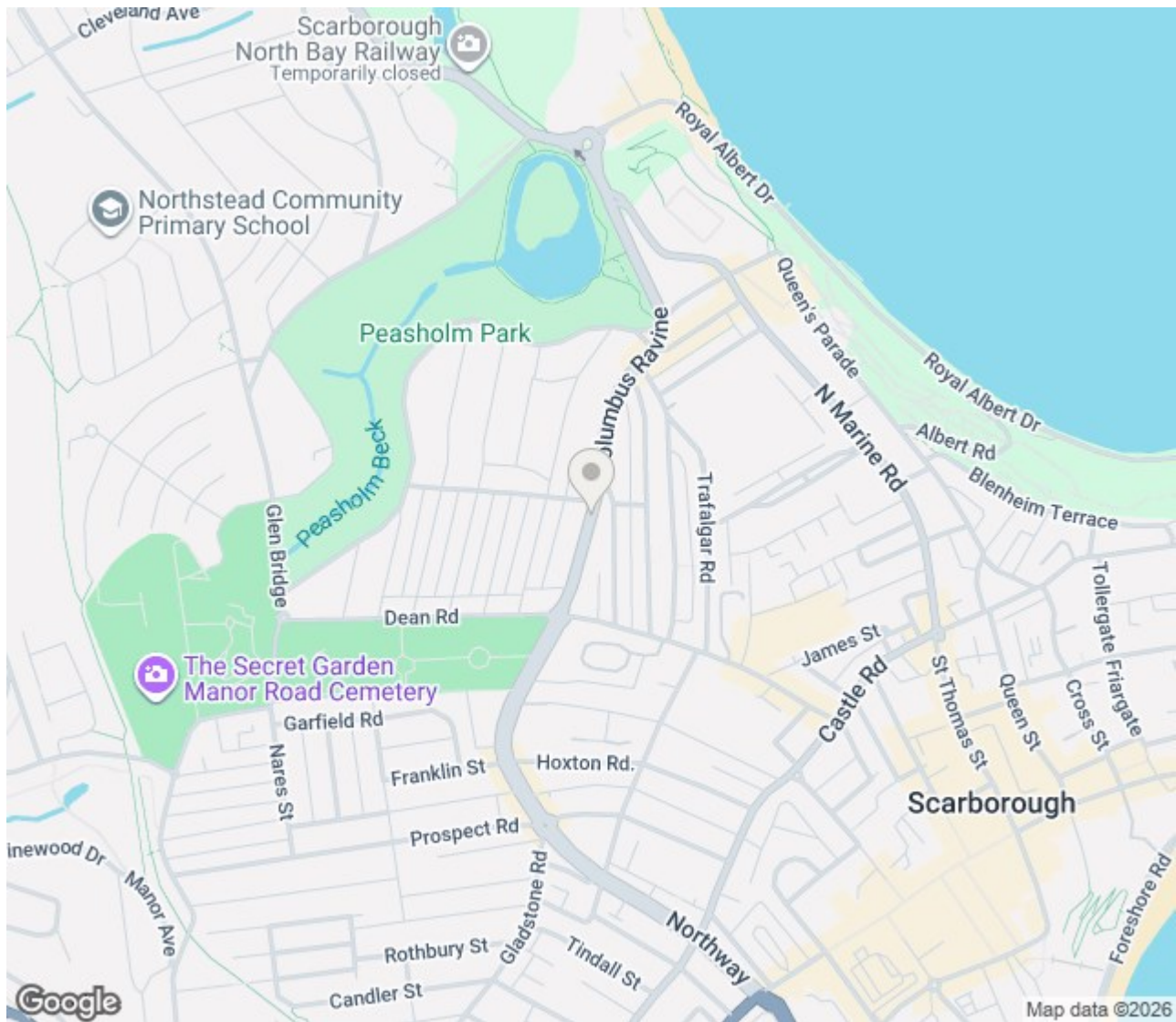
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE 360







# 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>		79
(55-68) <b>D</b>	59	
(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 	

## 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)**





