



## *46 St. Sepulchre Street, Scarborough, YO11 1QF*

*Offers In Excess Of £295,000*

- EXTENDED DETACHED FAMILY HOME
- OFF-STREET PARKING FOR TWO CARS
- CHARMING OLD TOWN LOCATION
- NO ONWARD CHAIN
- EIGHT BEDROOMS
- CLOSE TO LOCAL AMENITIES
- SHORT WALK TO SOUTH BAY BEACH
- TWO RECEPTIONS
- GREAT POTENTIAL
- GAS CENTRAL HEATING

## 46 St. Sepulchre Street, Scarborough YO11 1QF

Andrew Cowen Estate Agents are delighted to bring to the market nestled in the charming Old Town of Scarborough, this impressive **EXTENDED DETACHED FAMILY HOME** on St. Sepulchre Street offering a wonderful opportunity for those seeking a spacious residence with great potential. **BOASTING EIGHT BEDROOMS, TWO RECEPTION ROOMS and OFF-STREET PARKING** for two cars, this property is perfect for families or those looking to invest in a home with ample room to grow.



Council Tax Band: C

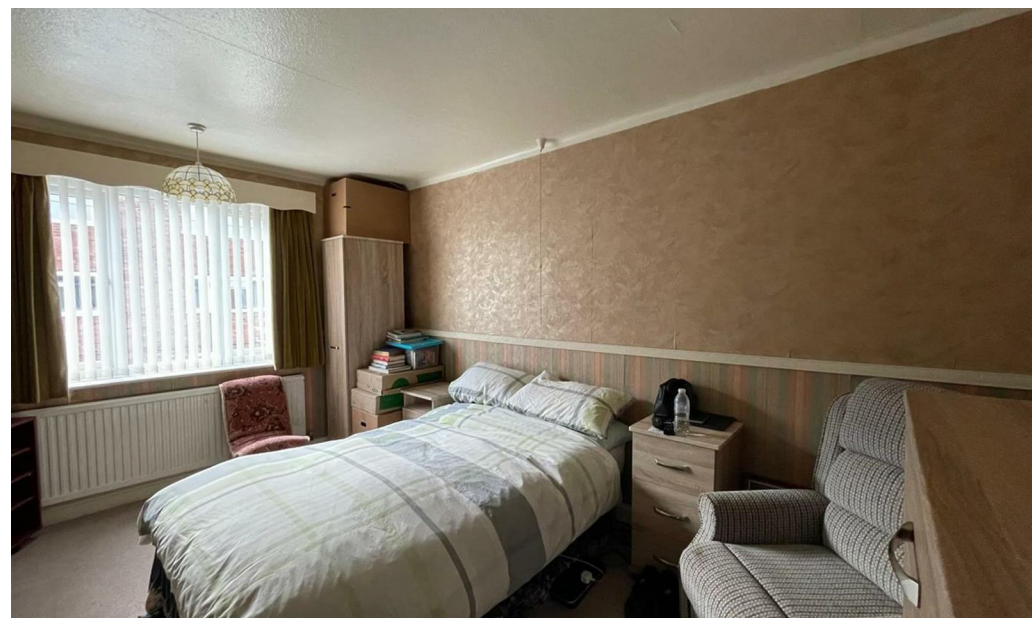


As you enter, you are welcomed by two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The separate dining room provides a lovely space for formal meals, while the kitchen, with a range of wall and base units, complete with a breakfast area, is perfect for casual dining and morning gatherings. The utility room adds convenience to daily living, ensuring that household chores are easily managed.

The property boasts eight bedrooms perfect for that growing family, a four-piece family bathroom, along with a shower room and two separate WCs, catering to the needs of a busy household. Additionally, a dressing room offers extra storage and organisation, enhancing the functionality of the home.

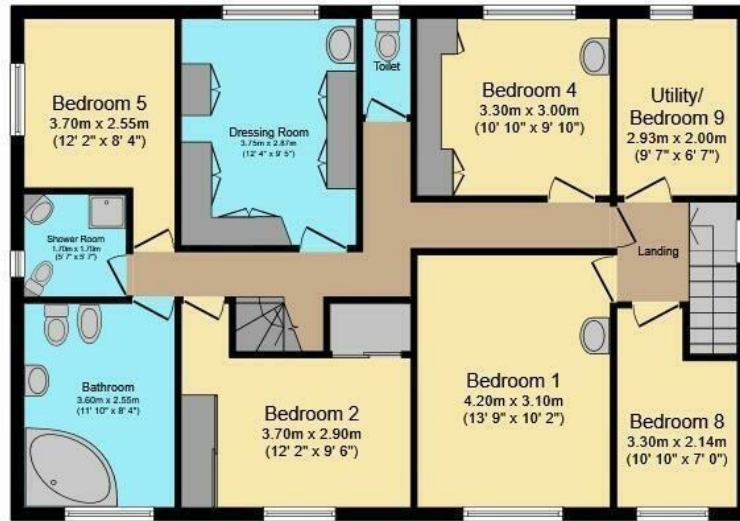
Situated just a short walk from the picturesque South Bay beach and harbour, a wealth of local amenities and indoor market this location is perfect for those who appreciate coastal living. While the property requires general modernisation, it presents a fantastic opportunity to create a personalised haven in a sought-after area. With its generous space and prime location, this extended family home is a rare find in Scarborough, waiting for the right owner to unlock its full potential.

Offered with NO ONWARD CHAIN, don't miss the opportunity to make this wonderful property your own. Call one of our friendly sales team on 01723 377707

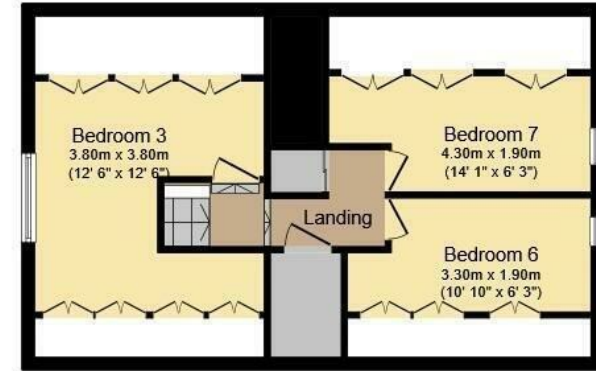




**Ground Floor**



**First Floor**



**Second Floor**





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>		<b>72</b>
(55-68) <b>D</b>	<b>60</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	

## Viewings

Call the office to make an appointment today!

**01723 377707**



SCAN ME

View our website here!

## Looking to Sell?

Book a no obligation valuation today!

**01723 377707**