



## Auborough Street, , Scarborough, YO11 1HT

- Four bedroom mid-terrace home arranged over three floors
- Kitchen positioned to the rear with practical layout and storage
- Enclosed rear garden providing low-maintenance outdoor space
- Spacious lounge with feature fireplace and separate dining room
- Central Scarborough location ideal for families, investors or second home owners
- Castle views to the rear

**£190,000**



# Auborough Street, , Scarborough, YO11 1HT

## DESCRIPTION

Located within Scarborough's popular town centre, this substantial four bedroom mid-terrace home on Auborough Street offers spacious accommodation arranged over three floors, making it an ideal purchase for families, investors or those seeking a coastal second home.

The property opens into a welcoming entrance hallway leading through to a generous lounge featuring a charming fireplace, creating a cosy focal point to the room. To the rear, a separate dining room provides the perfect space for family meals or entertaining, with access through to the kitchen which offers a practical layout with ample storage and workspace.

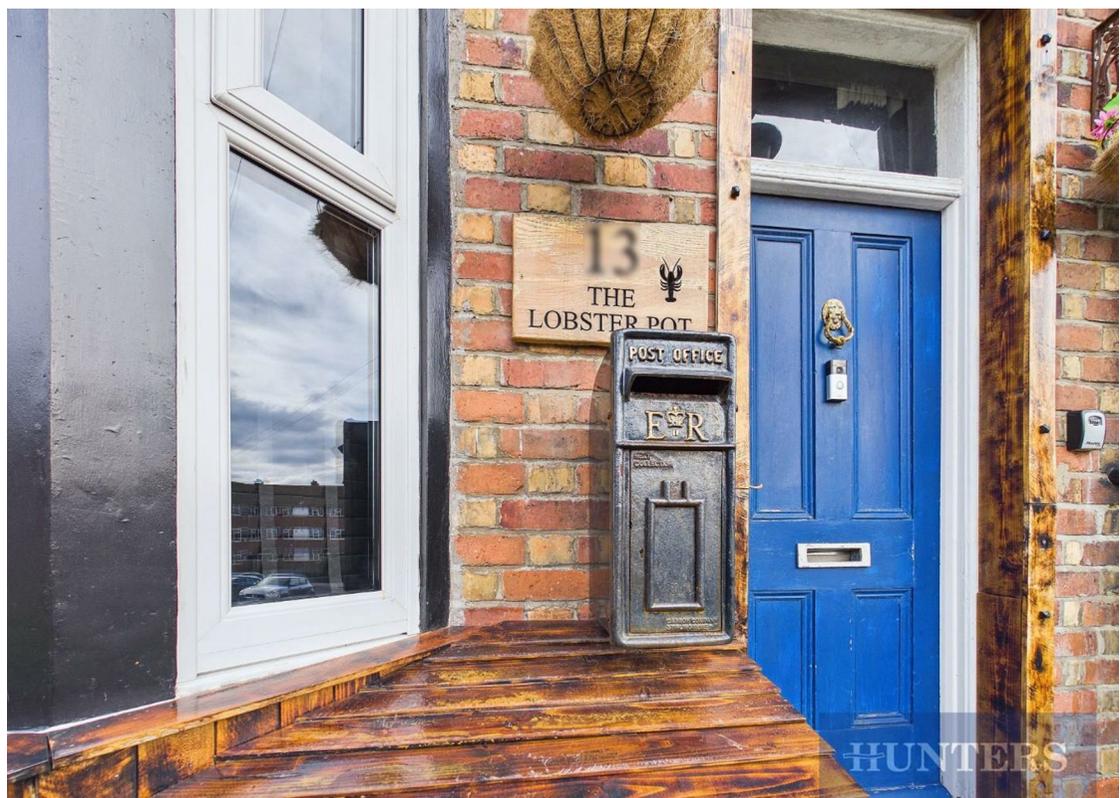
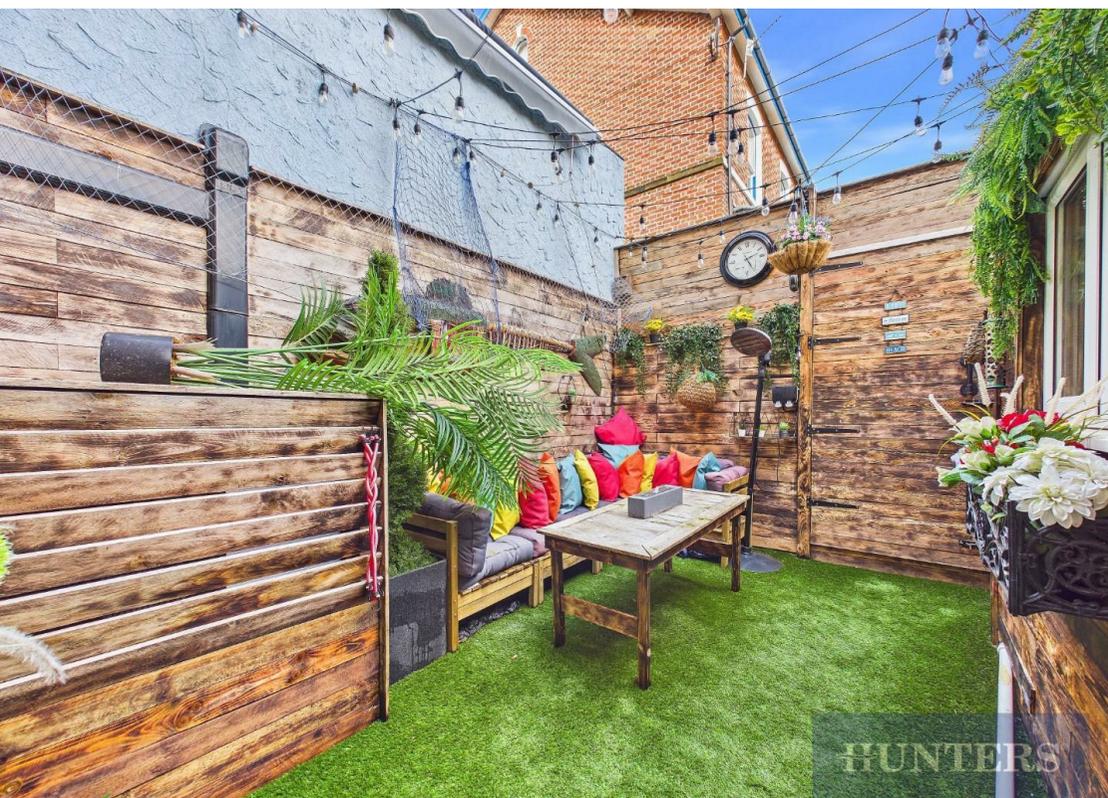
To the first floor are two well-proportioned bedrooms along with a family bathroom, ideal for growing families or guest accommodation. The second floor hosts two further bedrooms. Externally the home offers an enclosed garden.

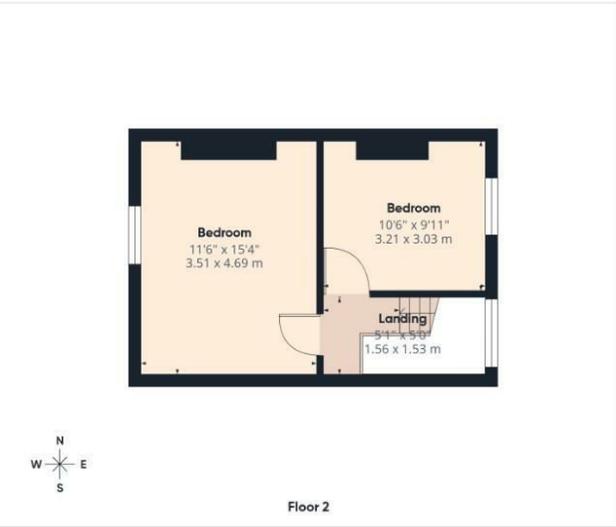
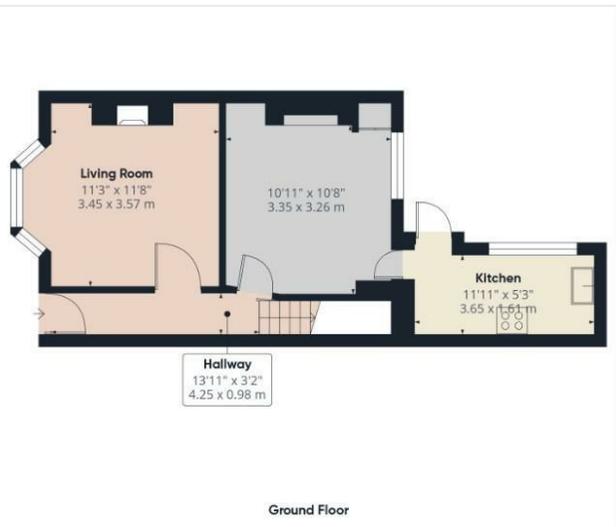
The layout and size of the property lend themselves well to a variety of buyers. Investors may appreciate the strong rental demand within this central location for long term or holiday letting, while families will value the generous space on offer. It could equally serve as a seaside retreat for those looking for a second home on the Yorkshire coast.

Auborough Street is conveniently positioned within walking distance of Scarborough town centre, offering a wide range of local amenities including supermarkets, independent shops, cafes and transport links. The property is also well placed for access to both the North and South Bay beaches, the harbour, local schools and the railway station, making it perfectly situated for both permanent living and holiday use.

Offering space, versatility and a prime coastal location, this is a fantastic opportunity to secure a substantial home in the heart of Scarborough.







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Approximate total area<sup>(1)</sup>  
985 ft<sup>2</sup>  
91.5 m<sup>2</sup>

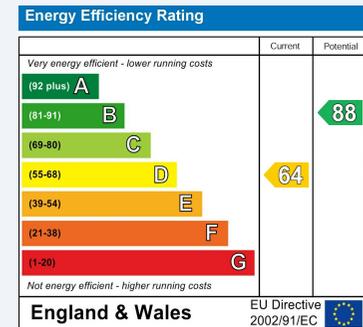
(1) Excluding balconies and terraces

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](mailto: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.

