



Valley Road, Scarborough

YO11 2LU

By Auction £395,000



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EXCLUSIVE

Valley Road, Scarborough

DESCRIPTION

***FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £395,000 * BIDDING CLOSES 16 SEPTEMBER 3PM* FEES APPLY * REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS**

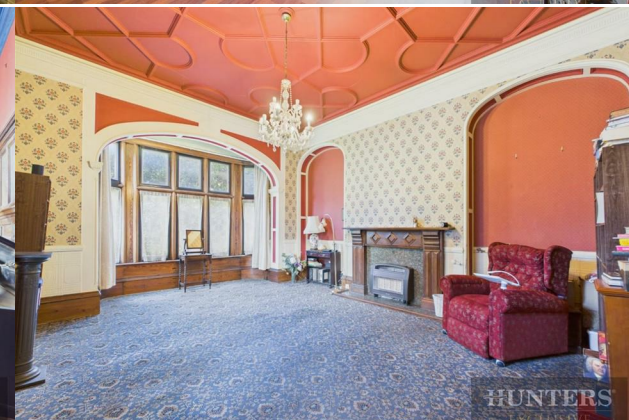
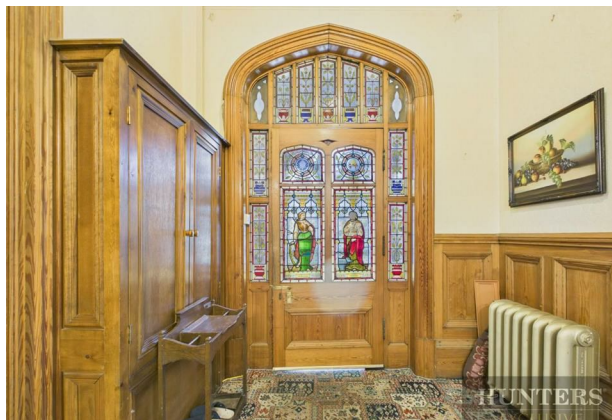
Hunters are delighted to present this truly exceptional detached residence, occupying a prestigious position on the highly sought-after Valley Road. Brimming with charm, character and original features, this substantial home offers an incredible opportunity for those seeking a property of distinction with exceptional potential. Rarely do homes of this size and calibre become available, providing the chance to create an outstanding family home, boutique guest house or multi-generational residence, subject to the necessary consents.

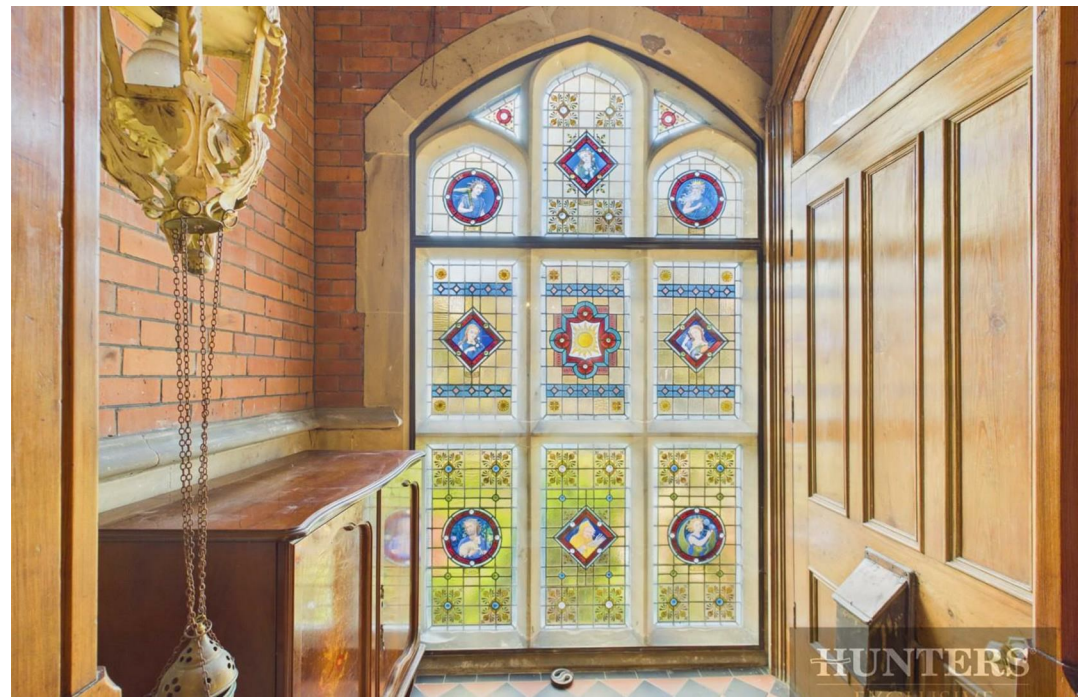
Extending to approximately 5,181 sq ft, the property is arranged over four levels, offering versatile and spacious accommodation throughout. The lower ground floor provides extensive additional space with endless possibilities, ideal for a games room, home gym, cinema room, workshop, wine cellar or further living accommodation.

The principal accommodation features four generous reception rooms, a fitted kitchen with adjoining utility room, together with eight well-proportioned bedrooms and four bathrooms, making it perfectly suited to large or multi-generational families.

Rich in period charm, the property boasts impressive proportions, high ceilings, feature bay windows and a wealth of original features. While retaining its heritage, it also offers exciting scope for sympathetic modernisation, allowing future owners to create a truly magnificent home.

Ideally positioned on the desirable Valley Road, the property is within easy reach of Scarborough's town centre, the South Bay, well-regarded schools, local amenities and transport links. Combining substantial living space, timeless character and exceptional potential, this is a rare opportunity not to be missed.







Ground Floor



Floor 1



Floor 2



Floor 3

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Approximate total area⁽¹⁾

5181 ft²
481.2 m²

Reduced headroom

55 ft²
5.1 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.

GIRAFFE 360



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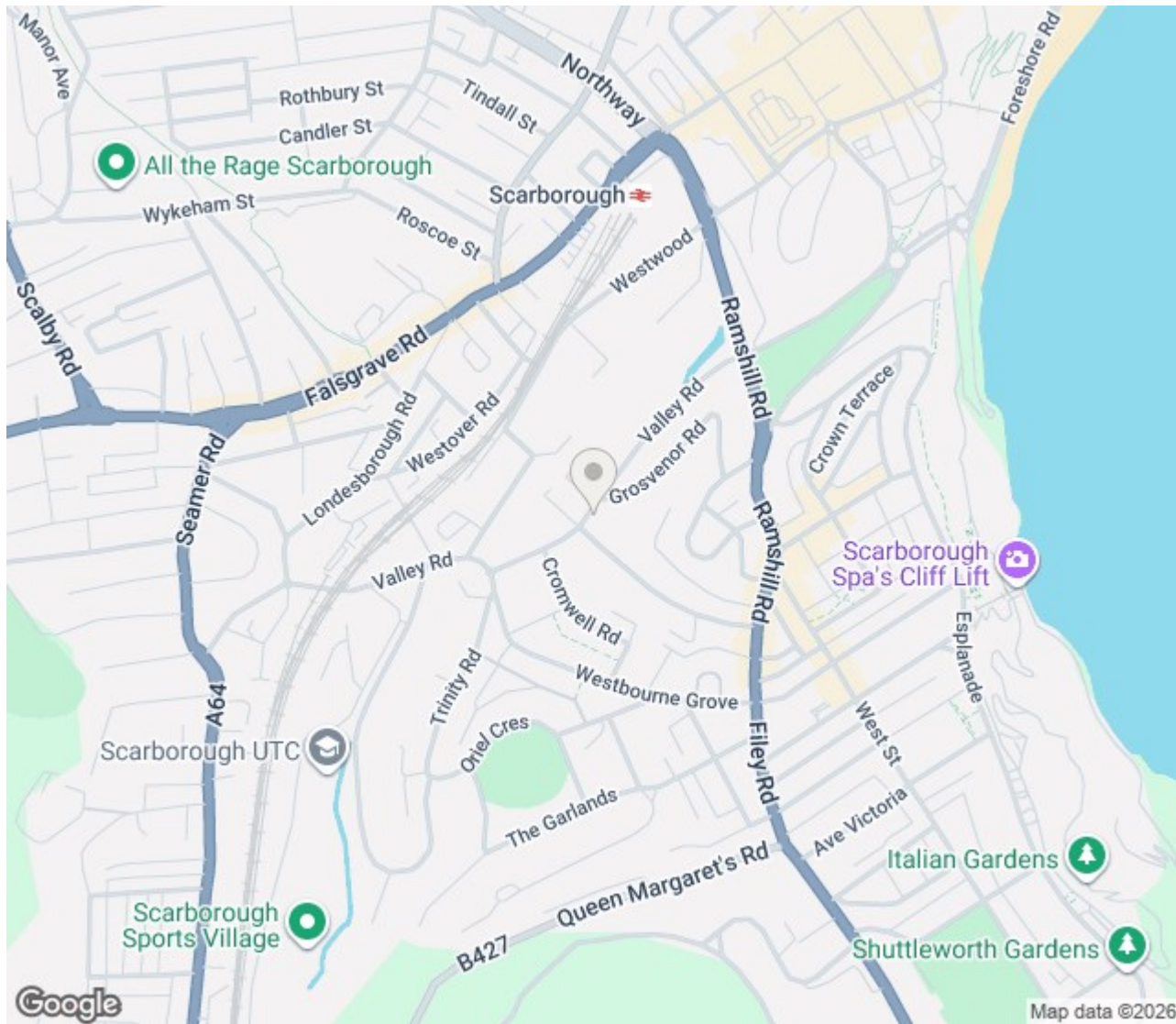


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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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