



## Princess Street, Scarborough

North Yorkshire, YO11 1QR

**Auction Guide**

**£150,000**



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**HUNTERS<sup>®</sup>**  
EXCLUSIVE



# Princess Street, Scarborough

## DESCRIPTION

Princess House is a spacious Grade II listed Georgian family home in Scarborough's Old Town, built between 1760–1820 for a prosperous resident. Full of character and period features—including wainscot panelling, original Georgian doors and marble fireplaces—the property offers a rare opportunity for a buyer with vision. Well located near the harbour, Market Hall and town shops, the house also boasts a substantial garage (35' x 24'5") with space for up to five cars, and a stone-flagged rear garden (approx. 60' x 40').

On the ground floor are an entrance lobby, hallway, lounge, dining room, breakfast kitchen, and a large double cellar. The first floor offers a master bedroom, a second bedroom, a large bathroom with clawfoot bath, and airing cupboard. The second floor provides two further bedrooms, another bathroom, separate w.c., and a home office or fifth bedroom with views of Scarborough Castle. Above is a spacious double attic with low head height.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but maximum £450.00



# ROOMS

Entrance Vestibule  
Door to front aspect.

Entrance Hall  
Door to basement, stairs to first floor landing and power points.

Lounge  
16'11" x 15'3"  
Two windows to front aspect, coving, feature fireplace, telephone point, TV point and power points.

Study  
Window to front aspect, coving, feature fireplace and power points.

Kitchen  
27'3" x 8'5"  
Three windows to side and rear aspects, tiled flooring, range of wall and base units with roll top work surfaces, sink and drainer unit, plumbed for dishwasher, plumbed for washing machine, space for cooker, space for fridge/freezer, telephone point, storage heater and power points.

First floor landing  
Windows to front and rear aspects, stairs to second floor landing, airing cupboard and power points.

Bedroom 1  
17'8" x 14'11"  
Two windows to front aspect, coving, feature fireplace, sink with pedestal, radiator and power points.

Bedroom 2  
14'9" x 12'9"  
Two windows to front aspect, coving, fitted wardrobes, radiator and power points.

Bathroom  
17'8" x 9'3"  
Window to side aspect, fully tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal, roll top bath with mixer taps and over head shower attachment and radiator.

Second floor landing  
Window to rear aspect and stairs to the attic room.

Bedroom 3  
16'6" x 15'3"  
Two windows to front aspect, coving, radiator and power points.

Bedroom 4  
13'3" x 12'9"  
Two windows to front aspect, feature fireplace, sink with pedestal unit, radiator and power points.

Bedroom 5  
14'11" x 9'8"  
Velux window to side and rear aspects, telephone point, TV point and power points.

Bathroom  
Velux window, fully tiled walls, panel enclosed bath with mixer taps and shower attachment, wash hand basin with pedestal.

WC  
Low flush WC.

Third floor landing  
Velux window.

Attic rooms  
Fully boarded loft rooms with three Velux windows and power and lighting.

Basement  
Two windows to front aspect, door to front aspect, telephone point, lighting and power points.

Cellar One  
18'6" x 14'0"

Cellar Two  
16'11" x 13'5"

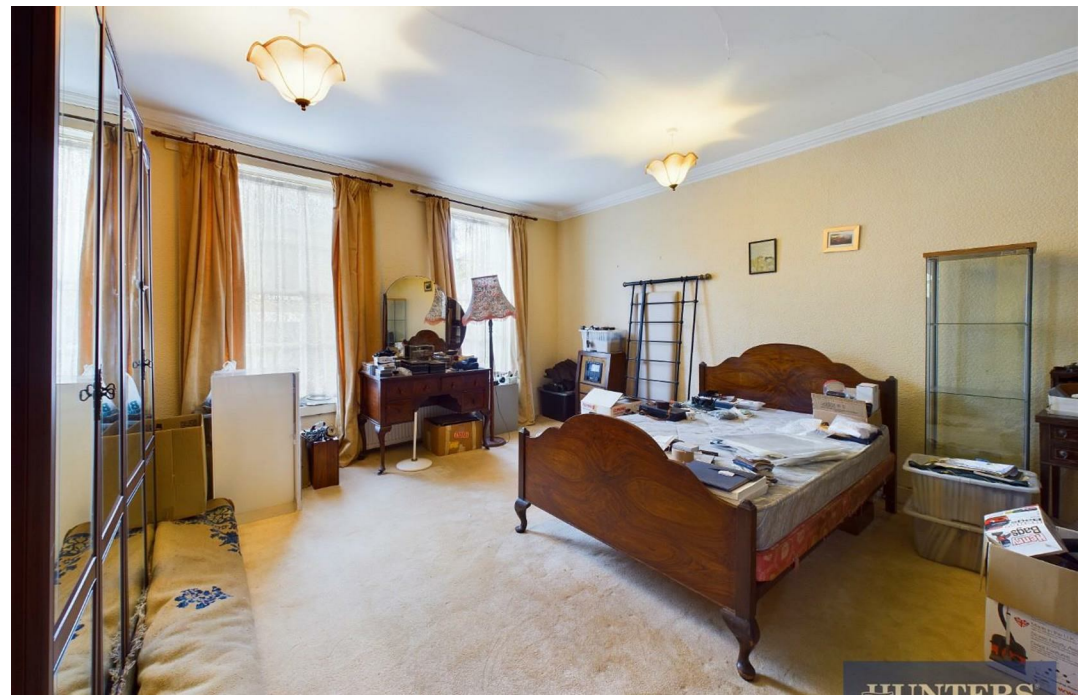
Garden  
Low maintenance rear garden, patio area, outside tap, outside lights and storage.

Garage  
35'0" x 24'6"  
Power and lighting.

Material Information Scarborough  
Tenure Type; Freehold  
Council Tax Banding; D

HMRC  
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service







Ground Floor



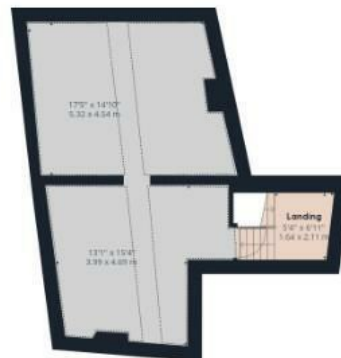
Floor 1



Floor 2



Floor 3



Floor 4

Approximate total area<sup>®</sup>

3243.01 ft<sup>2</sup>

301.29 m<sup>2</sup>

Reduced headroom

454.47 ft<sup>2</sup>

42.22 m<sup>2</sup>

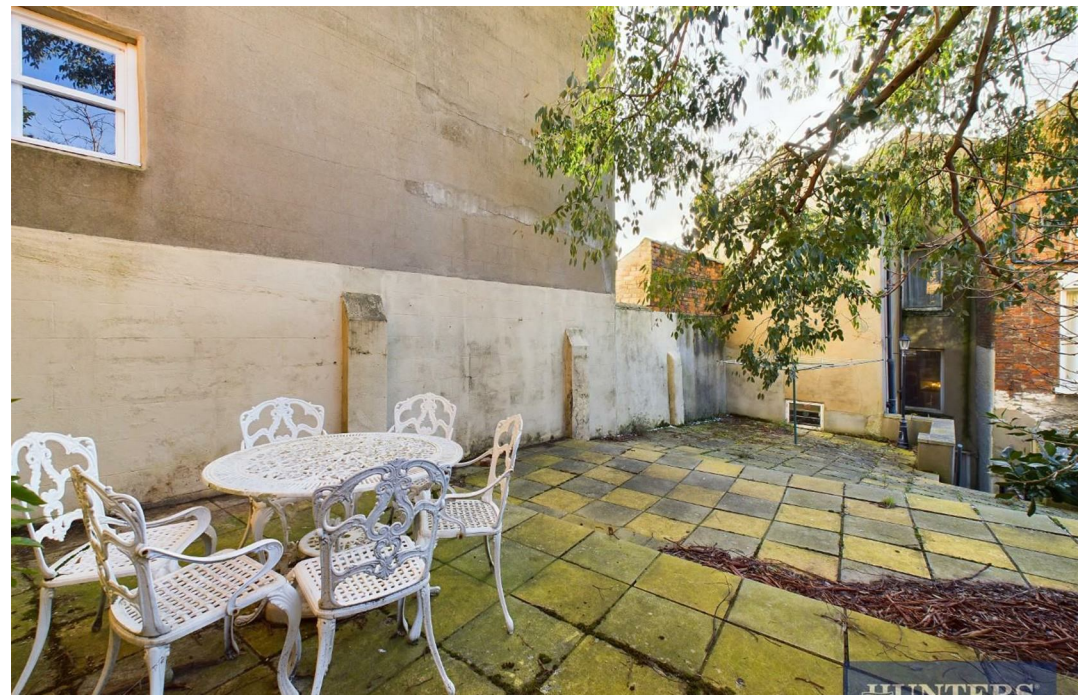
Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

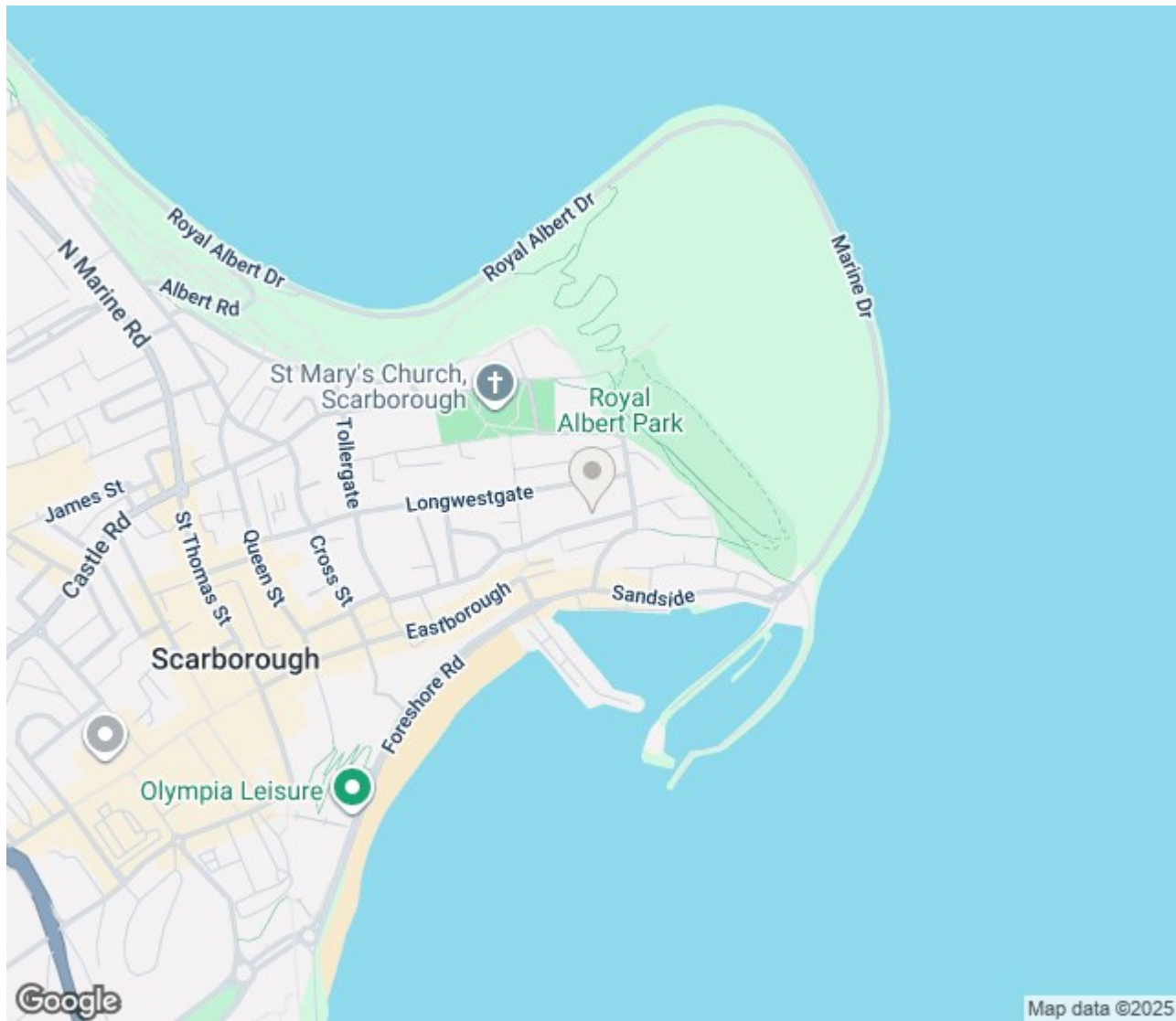
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>36</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.

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