



3 Victoria Park Avenue, Scarborough

- Currently a successful B&B
- Loft room
- Basement
- Sought after area
- Seven bedrooms
- Rear courtyard
- EPC: C
- Access to local amenities

Offers In Excess Of £275,000

HUNTERS®
HERE TO GET *you* THERE

3 Victoria Park Avenue, Scarborough

DESCRIPTION

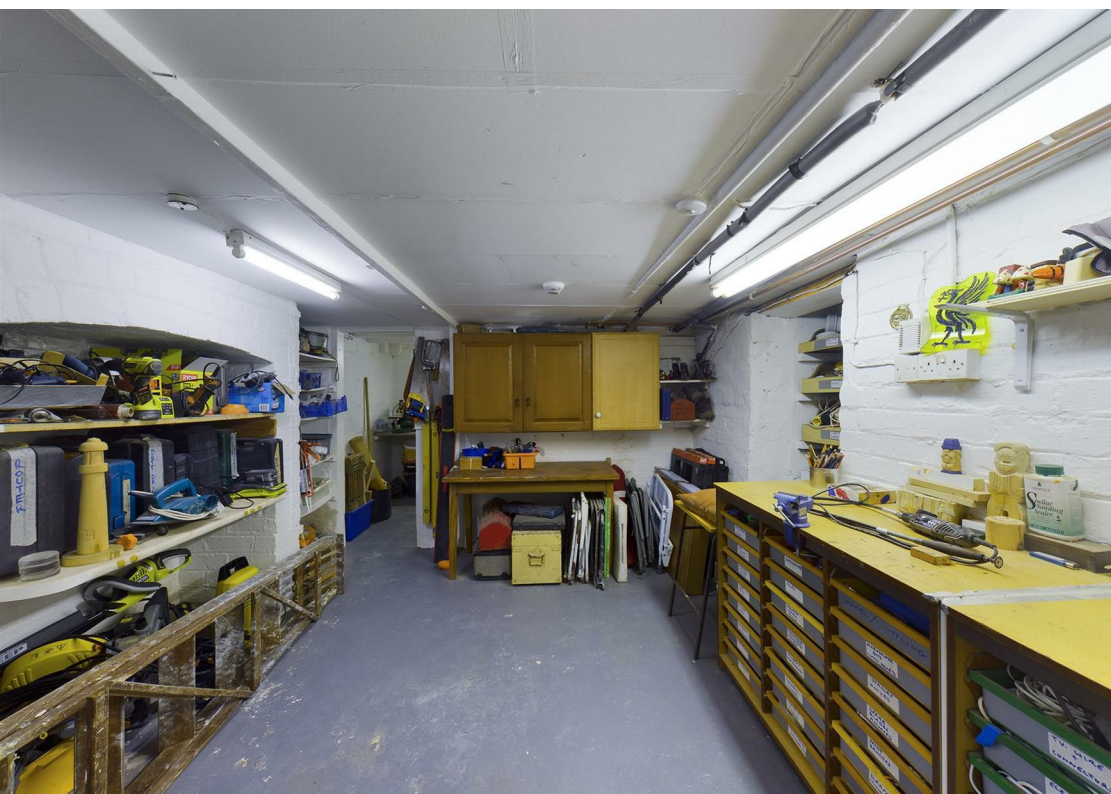
Hunters are delighted to bring to the market this FANTASTIC BUSINESS OPPORTUNITY located on the HIGHLY SOUGHT AFTER North Side of Scarborough offering SEVEN GUEST ROOMS, LOFT ROOM, WORKSHOP, UTILITY and GAMES ROOM. Currently being run as a successful B&B this property is perfect for INVESTORS.

This well presented home briefly comprises: entrance hall with stairs to the first floor landing, lounge, downstairs bedroom with en suite, dining room and kitchen. To the first and second floor you are presented with kitchen area and six bedrooms all benefiting from an en suite. To the top floor is a loft room which could be used as another bedroom. The lower ground floor of the living accommodation welcomes you with a workshop, games room and utility room.

Within a short walk of the house is the unspoiled North Bay beach, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway and, most recently, the £14 million Alpamare Waterpark. In complete contrast, just 10 minutes drive northwards, is the North Yorkshire Moors National Park one of the least populated areas in the UK.

Call now to arrange a viewing!







Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Approximate total area⁽¹⁾

3180.36 ft²
295.47 m²

Reduced headroom

115.57 ft²
10.74 m²

(1) Excluding balconies and terraces

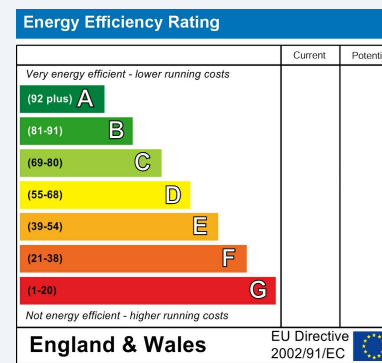
Reduced headroom
(below 1.5m/4.92ft)

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

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.

Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

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