



**St. Marys Walk, Scarborough YO11 1RN**  
YO11 1RN

**£320,000**



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# St. Marys Walk, Scarborough YO11 1RN

## DESCRIPTION

Located in Scarborough's historic Old Town, just below St Mary's Church and Scarborough Castle, this exceptional coastal property enjoys a prime position with truly impressive views. Fully renovated and modernised in 2022, the house offers a contemporary finish alongside enhanced insulation throughout. Sea views are enjoyed from all south-facing rooms to the rear, while the front aspect overlooks St Mary's churchyard and the Castle grounds.

The ground floor features a bright and thoughtfully designed kitchen/living room, arranged to maximise the panoramic coastal outlook and provide an inviting space for cooking, dining and relaxing. Doors open directly onto a rear balcony terrace overlooking the lush foliage below. A modern bathroom and a practical laundry room complete this level, making the layout particularly well suited to holiday accommodation and longer guest stays.

The first floor comprises three well-proportioned bedrooms, all benefitting from sea views to the rear, along with a further bathroom, offering flexible sleeping arrangements for families or groups.

A standout feature is the top-floor lounge, which affords panoramic views across the Old Town and Harbour, with the coastline stretching as far as Flamborough Head. This impressive living space is complemented by an additional bedroom and bathroom, further enhancing the property's versatility.

Externally, the property benefits from low-maintenance gardens to both the front and rear, together with an off-road parking space—an invaluable feature in this highly sought-after location.

The property has operated very successfully as a holiday let, enjoying strong demand and repeat bookings year after year. Its prime Old Town location, within easy walking distance of both North and South Bays, the town centre and the indoor Market Hall, combined with generous accommodation, outstanding views and high-quality renovation, making it an excellent opportunity.







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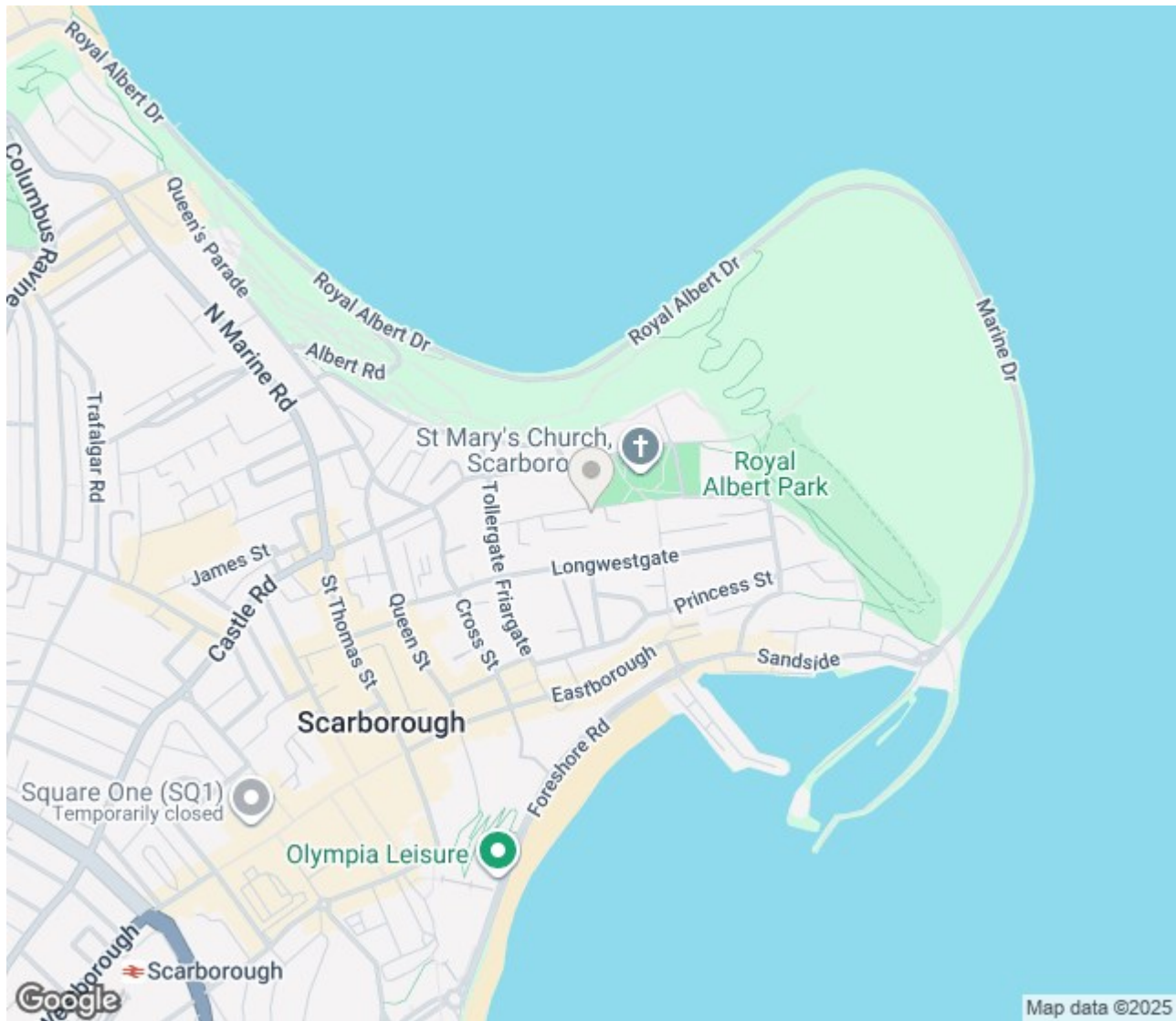
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# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</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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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.

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