



Trafalgar Square, Scarborough
YO12 7PZ

Asking Price £175,000

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Trafalgar Square, Scarborough

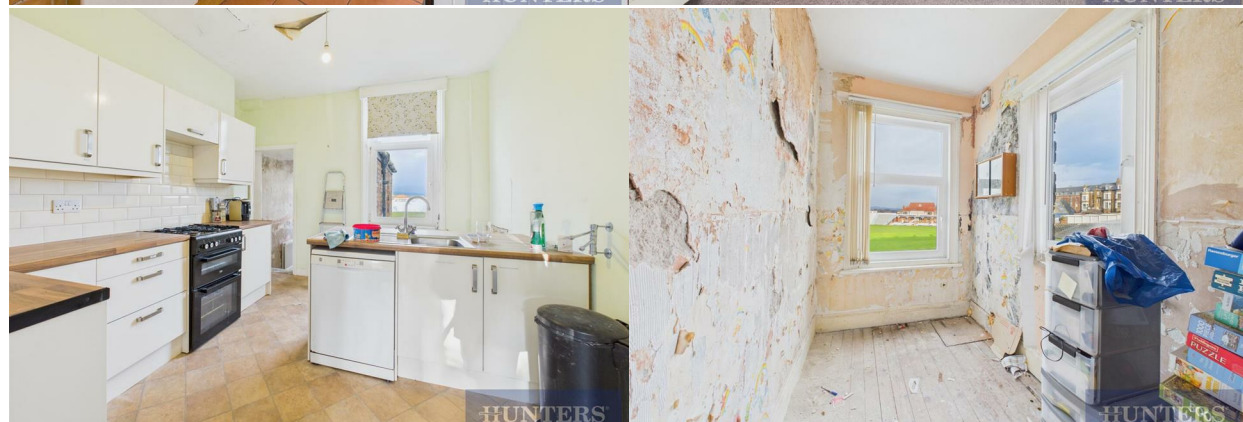
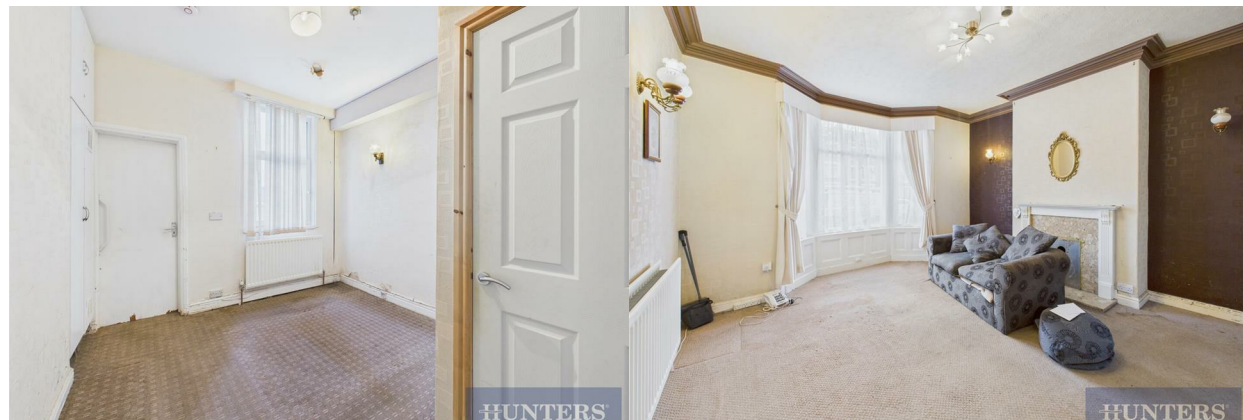
DESCRIPTION

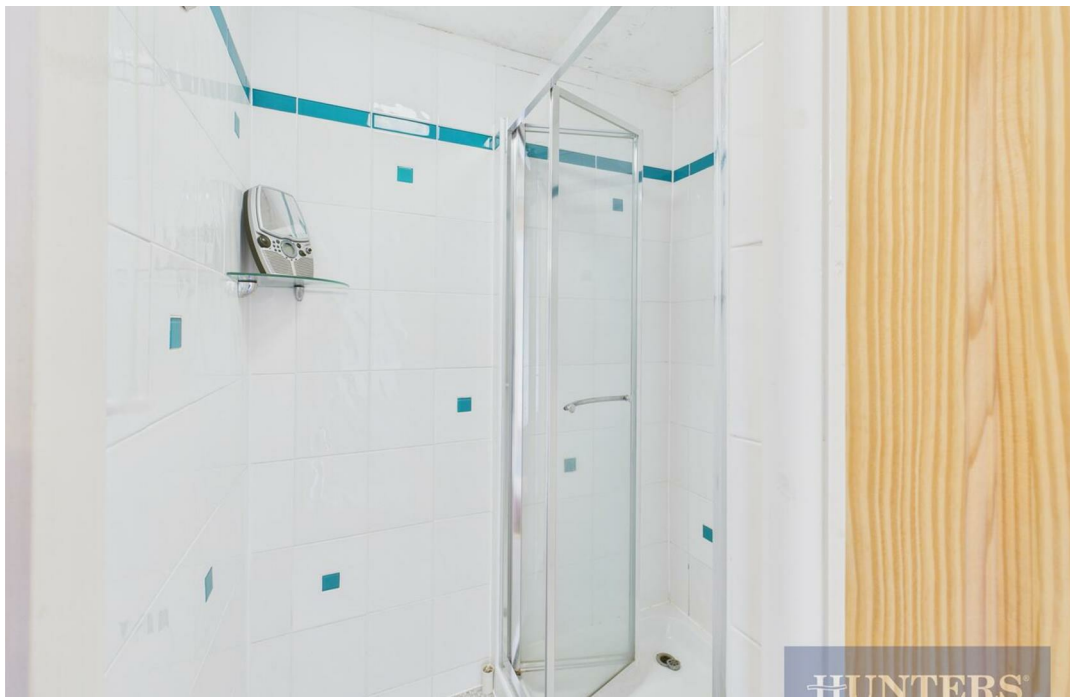
Positioned in the heart of Scarborough, overlooking the town's iconic Cricket Ground, this substantial former guesthouse on Trafalgar Square presents an ideal investment opportunity with significant scope for renovation and improvement. The property offers excellent potential to be reconfigured into an impressive six-bedroom family residence or, subject to the necessary consents, converted into a development of four one-bedroom apartments, making it well suited to investors and developers alike.

Offered to the market with no onward chain, this centrally located mid-terrace property provides a blank canvas for those looking to renovate and add value. The generous scale of accommodation, combined with the attractive outlook over the Cricket Ground, highlights the property's strong redevelopment potential, which can only be fully appreciated through internal inspection. The property further benefits from low-maintenance front and rear gardens.

The property is conveniently situated close to a wide range of local amenities, including supermarkets, independent shops, cafés and restaurants. Scarborough town centre is within easy reach, along with Peasholm Park and the popular North Bay beach.

Opportunities of this nature, offering both renovation potential and investment appeal in such a prominent and sought-after location, are rarely available and early viewing is strongly recommended.





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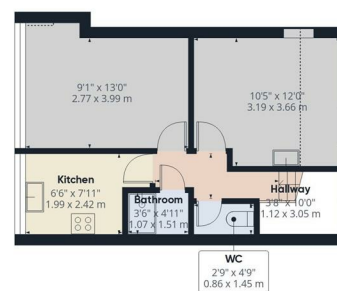
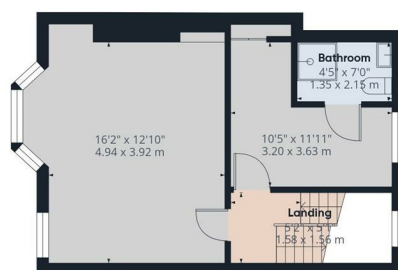
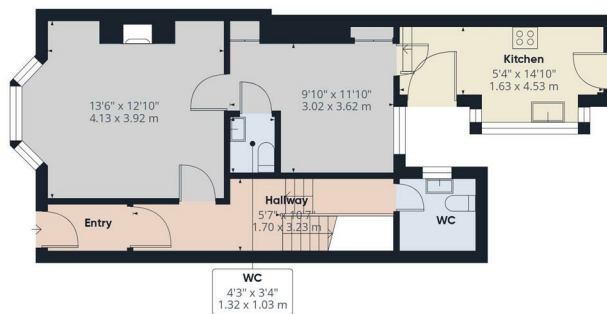
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Approximate total area⁽¹⁾1811 ft²168.4 m²

Reduced headroom

30 ft²

2.8 m²

(1) Excluding balconies and terraces

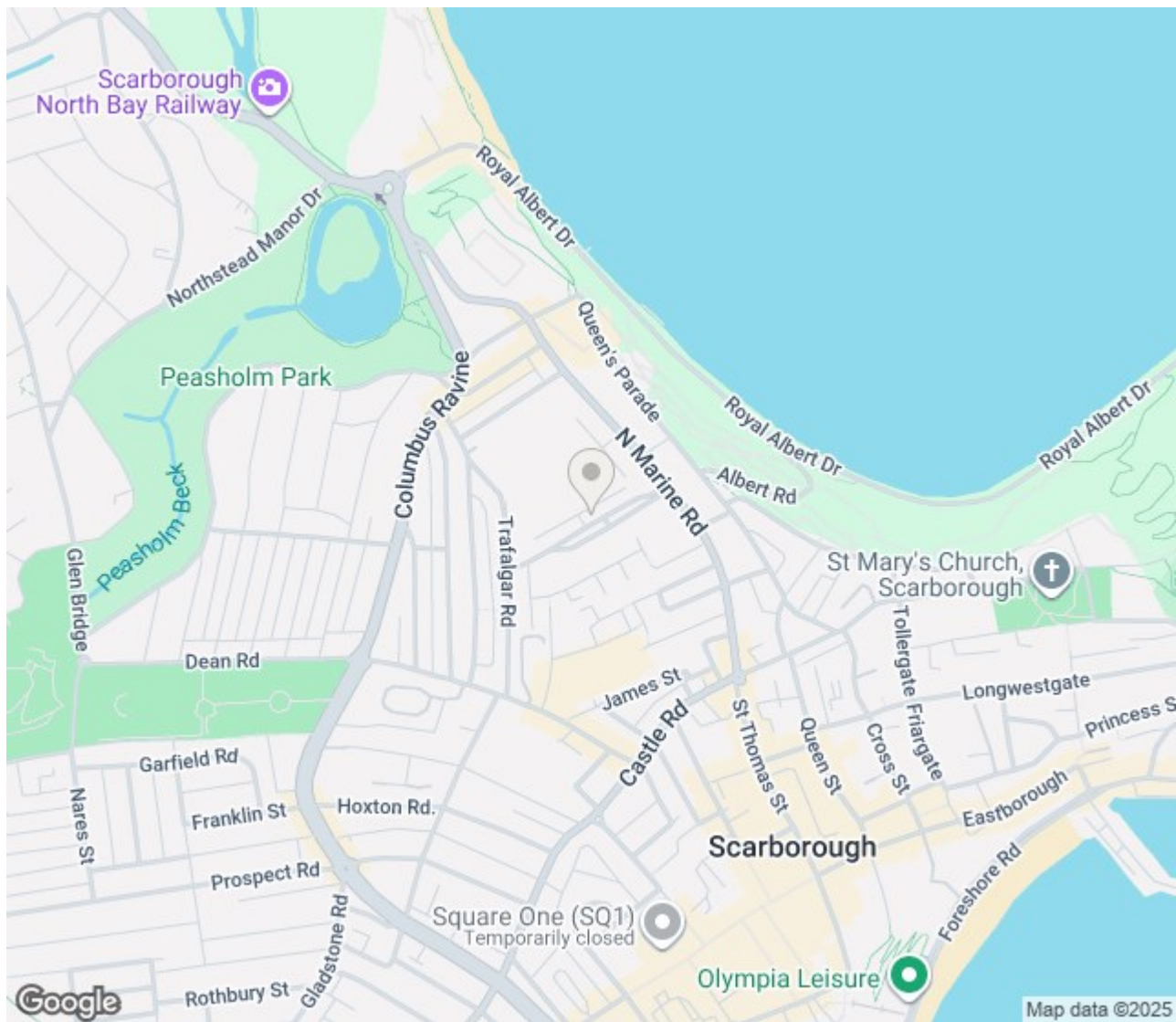
Reduced headroom

..... 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.

GIRAFFE360





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		66
(39-54) E	54	
(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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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.