



## Columbus Ravine, Scarborough

Yorkshire, YO12 7QU



Offers In Excess Of  
£300,000

**HUNTERS<sup>®</sup>**  
EXCLUSIVE



# Columbus Ravine, Scarborough

## DESCRIPTION

Hunters Exclusive 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, TWO RECEPTION ROOMS** and **EXTENSIVE STORAGE**. 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, kitchen and ground floor bathroom. To the first you are presented with four bedrooms all benefiting from an en suite. To the top floor is a family room with two bedrooms and shared bathroom. The lower ground floor of the living accommodation welcomes you two further bedrooms currently used as the owners living space and cellar storage.

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!



# ROOMS

## Entrance Hall

Front door, coving, laminated flooring, radiator, telephone point, stairs to first floor landing and power points.

## Lounge

UPVC double glazed bay window to the front aspect, coving, single radiator, electric feature fireplace, two TV points, telephone points and power points.

## Dining Room

UPVC double glazed windows to the side aspect, UPVC double glazed door to the side aspect, boiler, coving, single radiator, TV point, potential for bar and power points.

## Kitchen

UPVC double glazed windows to the side aspect, UPVC double glazed door to the side aspect, tiled flooring, tiled splash back, range of wall and base units with roll top work surfaces, plumbing for washing machine, plumbing for dishwasher, space for range cooker, space for dryer, sink and drainer unit, space for fridge/freezer, extractor hood and power points.

## Bedroom 7

UPVC double glazed window to the rear aspect, coving, single radiator, tv point and power points.

## Bedroom 7 En Suite

Partially tiled walls, lino flooring, extractor fan, fully tiled shower cubical, low flush WC and wash hand basin.

## Ground Floor Bathroom

Coving, tiled flooring, partially tiled walls, extractor fan and three piece bathroom suite comprising of panel enclosed bath with mixer taps and shower attachment, low flush WC and wash hand basin with pedestal.

## First Floor Landing

Single radiator, storage cupboard, telephone point and airing cupboard.

## Bedroom 3

UPVC double glazed bay window to the front aspect, coving, single radiator, TV point and power points.

## Bedroom 3 En Suite

UPVC double glazed opaque window to the front aspect, partially tiled walls, extractor fan, lino flooring and three piece bathroom suite comprising of: fully tiled shower cubical with shower attachment, macerator WC and wash hand basin with pedestal.

## Bedroom 4

UPVC double glazed window to the rear aspect, coving, fitted wardrobes, TV point, wash hand basin with vanity, shaver point and power points.

## Bedroom 4 En Suite

Lino flooring, partially tiled walls, extractor fan, fully tiled shower cubical with shower attachments and low flush WC.

## Bedroom 5

UPVC double glazed window to the side aspect, fitted wardrobes, single radiator, TV point and power points.

## Bedroom 5 En Suite

UPVC double glazed opaque window to the side aspect, single radiator, lino flooring, partially tiled walls, shaver point, extractor fan, fully tiled shower cubical with shower attachment, low flush WC and wash hand basin with pedestal.

## Bedroom 6

UPVC double glazed window to the rear aspect, TV point and power points.

## Bedroom 6 En Suite

Lino flooring, partially tiled walls, extractor fan, low flush WC and wash hand basin with pedestal.

## Second Floor Landing

Storage cupboard with eaves access.

## Bedroom 1

UPVC double glazed window to the front aspect, electric heater, TV point and power points.

## Bedroom 2

UPVC double glazed window to the front aspect, loft access, TV point and power points.

## Second Floor Bathroom

Velux window, heated towel rail, lino flooring, partially tiled walls, corner bath, low flush WC and wash hand basin with pedestal.

## Basement Hallway

Power and lighting, access to two storage rooms and power points.

## Owners Accomodation

## Bedroom 8

UPVC double glazed window to the front aspect, coving, single radiator, TV point power points.

## Bedroom 9

UPVC double glazed window to the rear aspect, coving and textured ceilings, fitted wardrobes, single radiator and power points

## Front Garden

Mainly laid to lawn with plant and shrub borders and outside lights.

## Rear Yard

Outside tap and rear entrance.

## Agents Notes

Council Tax- A  
EPC-D  
Freehold







# Columbus Ravine, Scarborough, YO12

Approximate Area = 3002 sq ft / 278.8 sq m

Limited Use Area(s) = 394 sq ft / 36.6 sq m

Total = 3396 sq ft / 315.4 sq m

For identification only - Not to scale

Denotes restricted  
head height

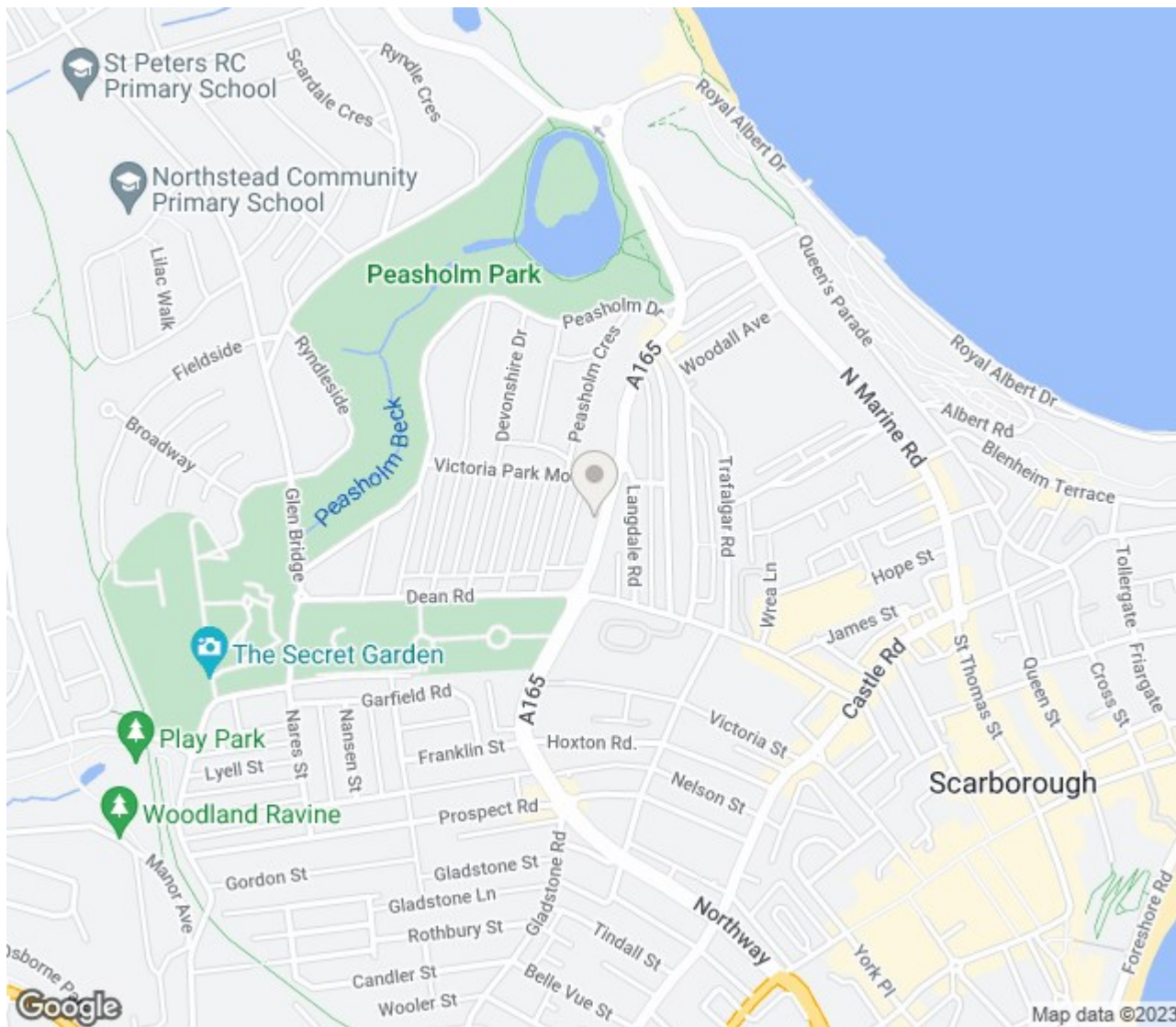


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Hunters Property Group. REF: 947885









## 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>		
(55-68) <b>D</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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