



## Tollergate, , Scarborough, YO11 1RR

- Rare opportunity to acquire a five-bedroom mid-terrace home and a studio apartment.
- Excellent access to Scarborough Castle
- Private outdoor spaces for both properties
- Energy Performance Rating: D
- Council Tax Band Apartment - A
- Prime location in Scarborough's historic Old Town
- Gas Central Heating
- Perfect for a range of buyers: ideal as a family home, seaside retreat, holiday let, or investment opportunity.
- Council Tax Band House - B

**£375,000**



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## DESCRIPTION

Hunters Estate Agents are delighted to present a unique offering in the heart of Scarborough's highly sought-after Old Town: a substantial five-bedroom mid-terrace family home alongside a charming studio apartment registered on separate title deeds. This combined property offers a remarkable coastal lifestyle with versatile living options, ideal for families, investors, or those looking for a seaside retreat.

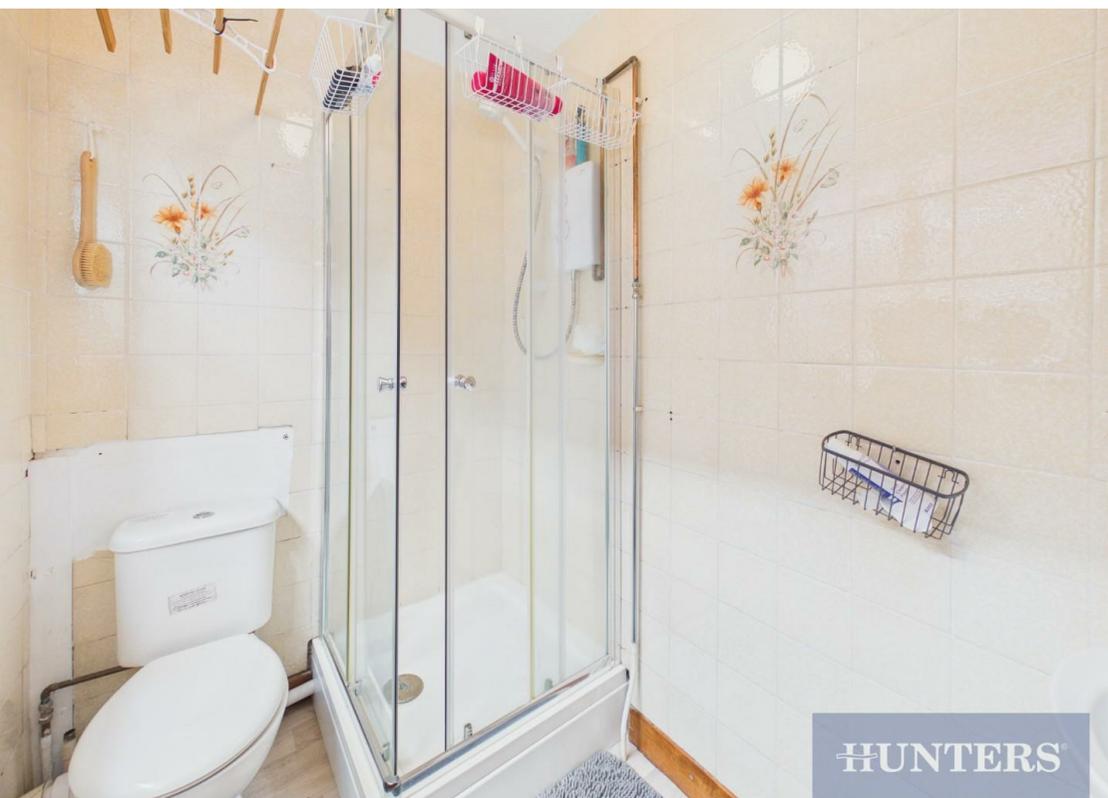
This spacious mid-terrace home features gas central heating, an enclosed rear courtyard with a summerhouse, and versatile living accommodation. The ground floor includes a dining room, lounge with multi-fuel burner, modern kitchen, and WC. Upstairs, there are five well-proportioned bedrooms over two floors, a family bath/shower room, and a separate WC.

The studio apartment offers a modern kitchen with integrated appliances, a three-piece shower room, a main living space, and a cleverly adapted loft sleeping area. Gas central heating and a rear yard complete this low-maintenance coastal property.

Both properties enjoy an enviable location between Scarborough's North and South Bays, with easy access to the town centre, Scarborough Castle, and a variety of independent shops, cafés, and restaurants along the cobbled streets of the Old Town.

Offered as a rare combined sale, this is a fantastic chance to secure versatile properties in one of Scarborough's most desirable locations. Early viewing is strongly recommended.







Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1171 ft<sup>2</sup>  
108.9 m<sup>2</sup>

Reduced headroom

23 ft<sup>2</sup>  
2.1 m<sup>2</sup>

(1) Excluding balconies and terraces

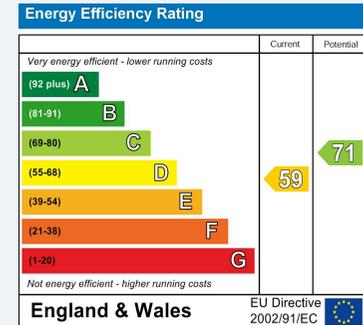
Reduced headroom  
----- Below 5 ft/1.5 m

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

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.

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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