



## *41 Princess Street, Scarborough, YO11 1QR*

*Offers In The Region Of £250,000*

- *Characterful period terraced home in a desirable location*
- *Generous double bedrooms with plenty of natural light*
- *Useful outbuilding/store to the rear*
- *Well-presented accommodation arranged over multiple levels*
- *Stylish and individual interior with a blend of modern and period features*
- *Located within easy reach of local amenities and the town centre*
- *Spacious and inviting living room with feature fireplace*
- *Attractive rear courtyard garden, ideal for outdoor seating*
- *Ideal as a permanent residence, second home or investment opportunity*

# 41 Princess Street, Scarborough YO11 1QR

A characterful four-bedroom period home located within Scarborough's historic Old Town, just moments from the sea and beach. This well-presented property offers spacious accommodation over multiple levels, including a generous living room, fitted kitchen, and two bathrooms. Retaining a wealth of charm throughout, the home also benefits from an attractive rear courtyard, making it an ideal permanent residence, holiday home or investment in a highly sought-after coastal setting.



Council Tax Band: C



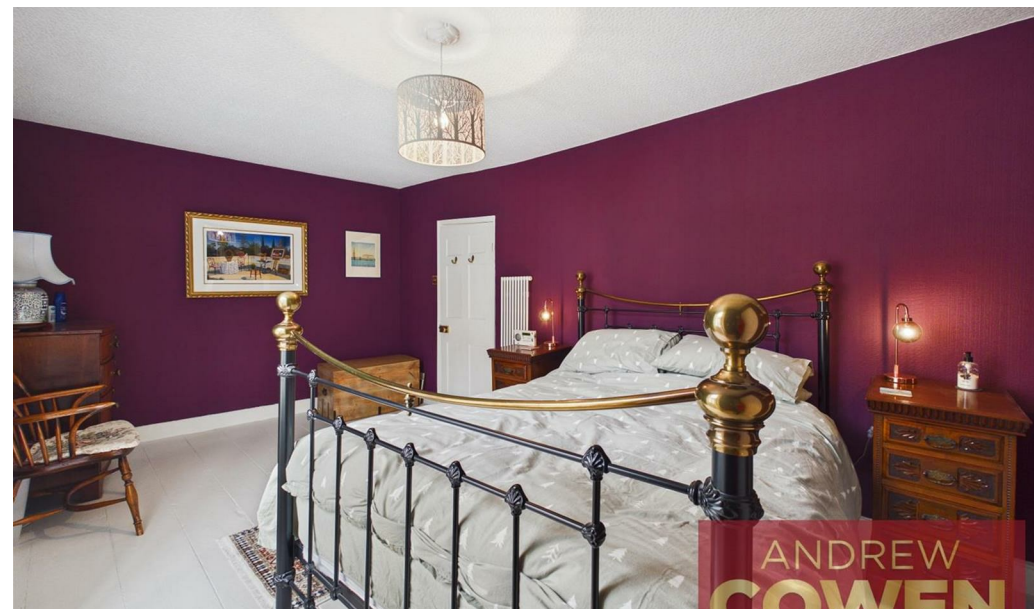
Situated within Scarborough's historic Old Town, just moments from the sea and beach, this attractive four-bedroom period home offers spacious and well-balanced accommodation arranged over three floors.

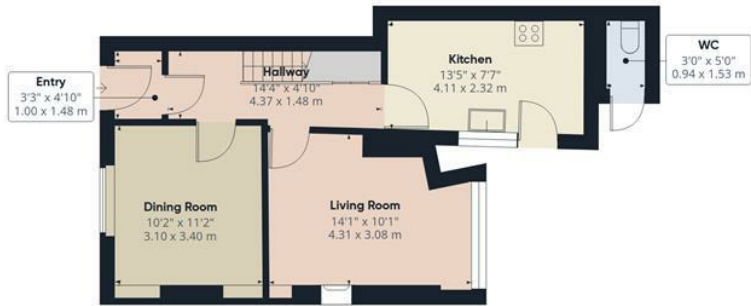
The property retains a wealth of character, complemented by a practical layout ideal for modern living. To the ground floor are two well-proportioned reception rooms, including a comfortable living room and a separate dining room, providing flexible space for both relaxation and entertaining. The kitchen is located to the rear and is well-appointed, with the added convenience of a ground floor WC.

To the upper floors, the property offers four bedrooms of good proportions, arranged across two levels, along with a house bathroom, making the home well suited to family living or those seeking additional space.

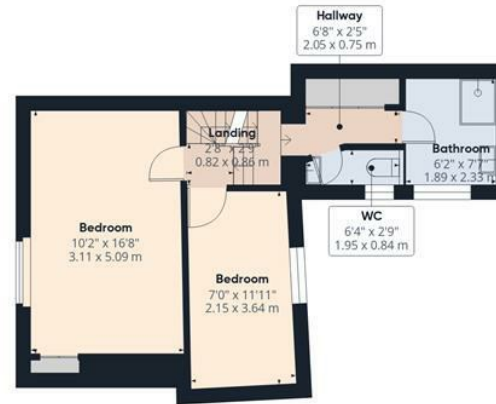
Externally, there is an enclosed rear courtyard garden, providing a low-maintenance outdoor area, along with a useful outbuilding for storage.

Occupying a highly sought-after location within the Old Town, close to local amenities and within easy reach of the coastline, this is a rare opportunity to acquire a spacious and characterful home in a prime coastal setting.





Floor 0



Floor 1



Floor 2



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

1102 ft<sup>2</sup>

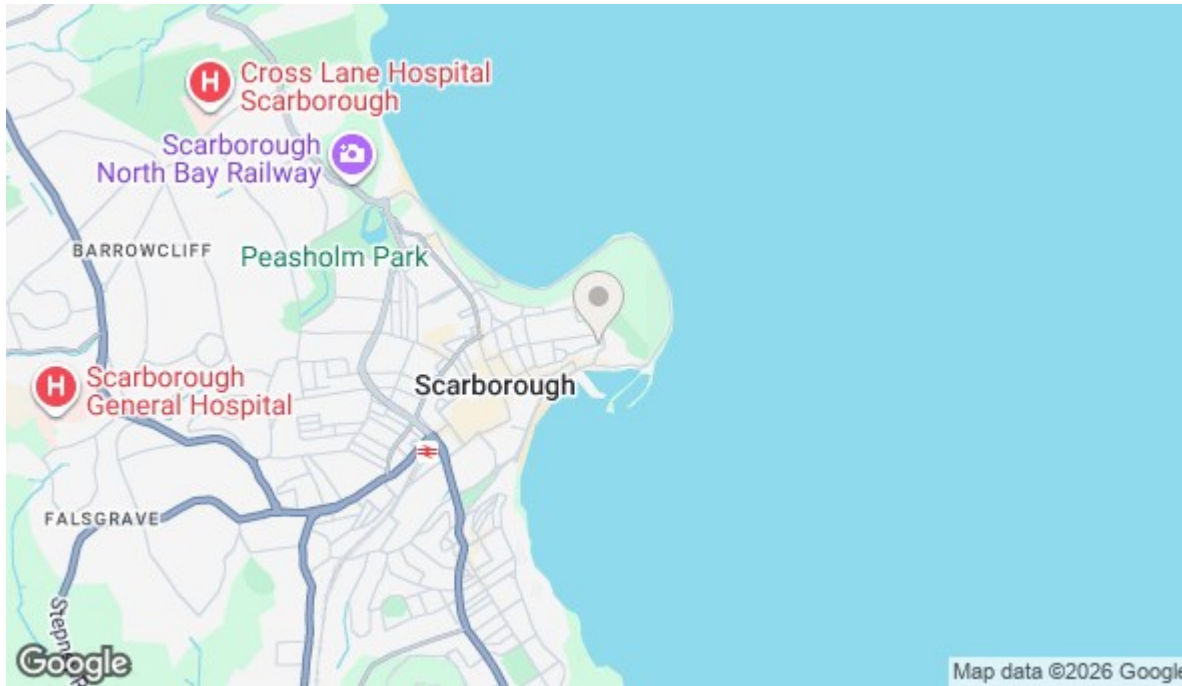
102.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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