ANDREW COWEN







Attenborough House, 28-29 Albemarle Crescent, Scarborough, YO11 1XX

Guide Price £375,000

- *Substantial mid-terrace*
- *Potential converstion back to flats*
- *Multiple kitchens*
- *Investment opportunity*
- *Lending available on the property*
- *Prominent position on Albemarle Crescent*
- *In excess of 20 letable rooms*
- *Opportunity to leverage your investment*
- *Excellent rental market location*

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28-29 Albemarle Crescent, Scarborough YO11 1XX

Andrew Cowen Estate Agents are now in receipt of an offer for the sum of £320,000 for Attenborough House, 28-29, Albemarle Crescent, Scarborough, YO11 1XX. Anyone wishing to place an offer on the property should contact Andrew Cowen Estate Agents on 01723 377707 before exchange of contracts.

Attenborough House is a substantial mid-terrace freehold building constructed of traditional red brick beneath a slate roof, occupying a prominent and well-established position on Albemarle Crescent. The property is ideally situated within close proximity to Scarborough town centre, Peasholm Park, local amenities and the railway station, ensuring strong accessibility and ongoing appeal to both tenants and visitors.

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Council Tax Band: Exempt





The accommodation is arranged over lower ground, raised ground and three upper floors, providing extensive internal space and excellent flexibility. Historically operated as multi-room residential accommodation, the property has previously been configured to provide in excess of 20 letting rooms, many benefitting from ensuite shower facilities, together with additional rooms and three kitchen areas. This established layout highlights the scale of the building and its proven use as income-generating accommodation.

Finance is available on the property, subject to status and lender approval, making it an attractive opportunity for a wider range of purchasers. The ability to secure lending can enable investors to leverage their acquisition, potentially enhancing returns while reducing the amount of capital required upfront.

From an investment perspective, the property presents a compelling opportunity. Its size and existing configuration lend themselves to continued use as an HMO, serviced accommodation, staff housing or potential reconfiguration (subject to the necessary consents). The strong rental demand within this part of Scarborough — driven by its proximity to the town centre, seafront, parkland and transport links — supports the potential for attractive yields. The number of letting rooms, combined with ensuite facilities, enhances tenant appeal and income resilience. Additionally, the freehold tenure offers long-term security and control for investors.









Floor -1



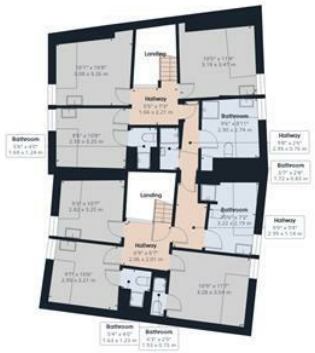
Floor 0



Floor 1



Floor 2



Floor 3

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SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

6119 ft²

568.8 m²

Reduced headroom

168 ft²

15.6 m²

(1) Excluding balconies and terraces

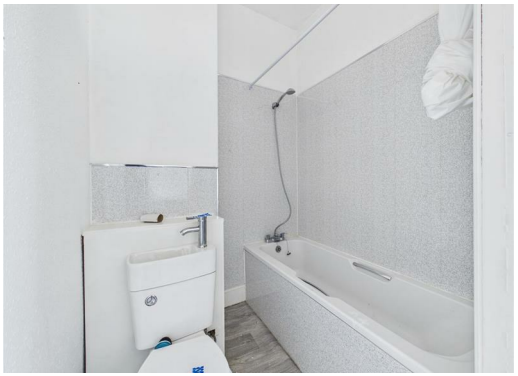
Reduced headroom

..... 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.

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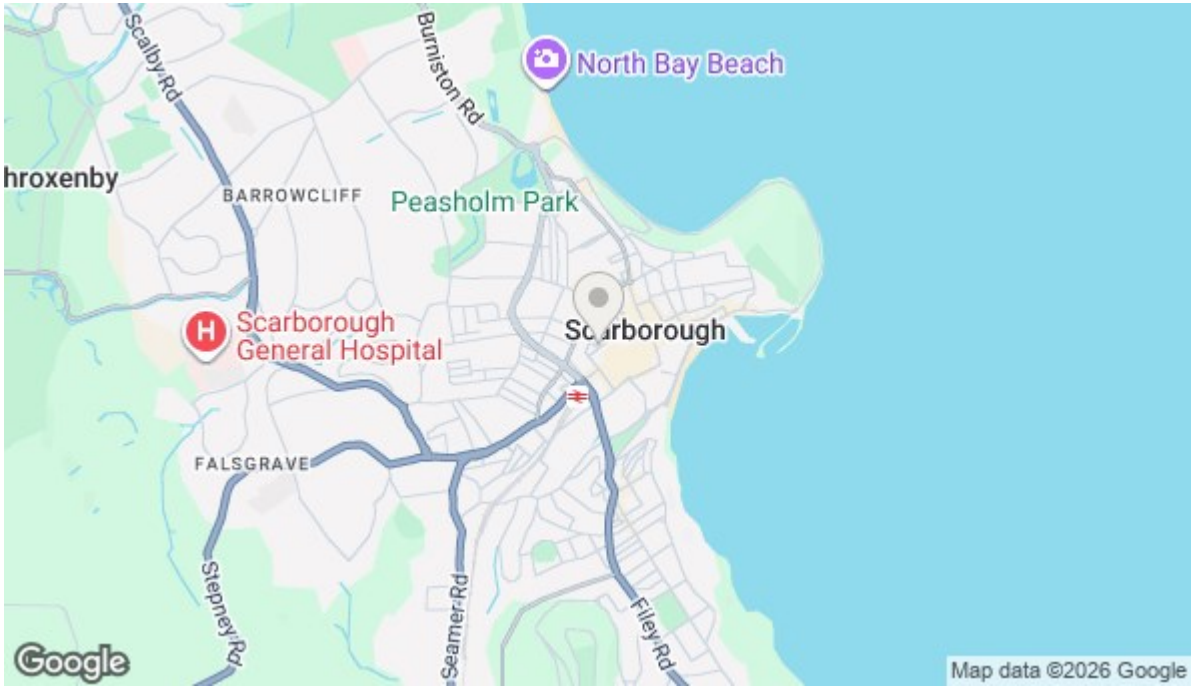


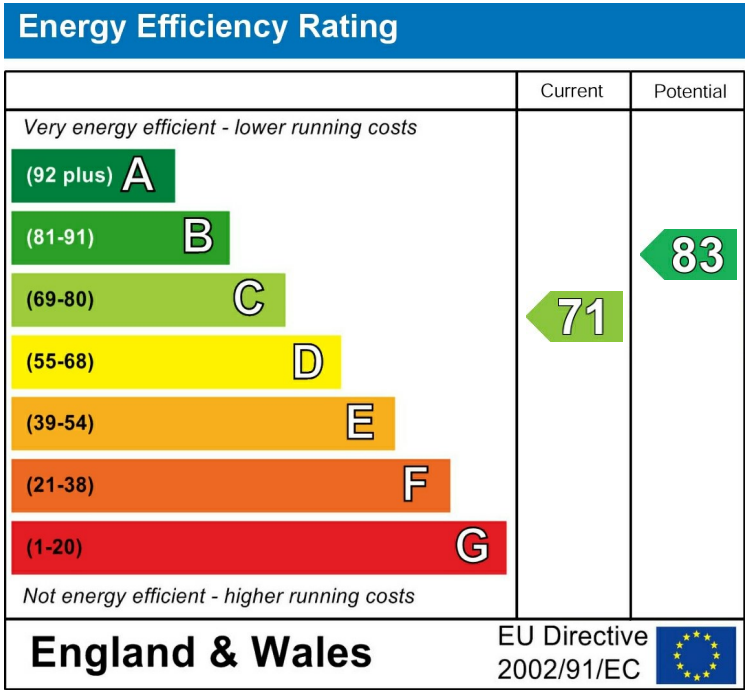












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01723 377707

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Looking to Sell?

Book a no obligation valuation today!

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