








3 Burniston Road, North Bay, Scarborough, YO12 6PG

£569,950

SW RESIDENTIAL

- +++NO ONWARD CHAIN+++
- MULTITUDE OF USES GUESTHOUSE/RESPITE/SUPPORTED LIVING/CARE (subject to planning)
- SEPERATE STUDIO/ANNEXE
- DOUBLE GARAGE AND AMPLE PARKING
- FRONT GARDEN WITH PATIO AREA
- OFFERING SIGNIFICANT POTENTIAL INVESTMENT OPPORTUNITIES
- ALPAMARE WATER PARK, PEASHOLM PARK, NORTH BEACH AND OPEN AIR THEATRE NEARBY
- 12 BEDROOMS ALL WITH ENSUITE FACILITIES AND ADDITIONAL GROUND FLOOR BATHROOM
- SIX RECEPTION ROOMS INCLUDING OFFICE




## Directions

## THE PROPERTY

Nestled on Burniston Road in the charming coastal town of Scarborough, this impressive DETATCHED HOUSE set in an OUTSTANDING LOCATION

PROPERTY
Formerly a popular guest house but now residential this offers a unique opportunity for discerning buyers. Spanning an expansive 4,672 square feet, The property features SIX RECEPTION rooms to the ground floor complimented by TWELVE mixed size BEDROOMS offering a mixture of ensuites facilities making it an Ideal residence for large / multi generation families, home business or a lucrative Investment offering a wide variety of Commercial Options from Guest House, Care Home Facility, Air BnB /Apartments, Serviced apartments or Assisted Living.
Additionally, a SEPERATE ANNEXE offers versatility and space for hobbies or as a private workspace. A DOUBLE GARAGE is located in the rear courtyard together with AMPLE PRIVATE PARKING for several vehicles
LOCATION
This Residence in a PRIME LOCATION is situated only a short tree lined walk leading to a multitude of attractions. On your doorstep is a stunning coastline with BLUE FLAG BEACH and promenade with its colourful beach huts. Nearby is Scarborough Castle with all its heritage and stunning cliff walks along the CLEVELAND WAY. Furthermore, Peasholm Park, famous for its Naval Warfare Re-enactment on the Lake, Park Cafe and Woodland walks is practically at the end of the drive. Open top Buses run frequently linking both North and South bays. This prime position not only enhances the property's appeal for personal use but also makes it an attractive option for those looking to convert it back into a guest house or serviced accommodation.
SUMMARY
With its generous space and prime location, this property is well-suited for a variety of buyers, including families seeking a spacious home or those interested in establishing a Commercial Enterprise or a combined Home and Business by the Sea.
The property also benefits from being available with NO ONWARD CHAIN

## SITUATION

6th Floor Central Square, 29 Wellington Street, West Yorkshire, LS1 4DL
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