



64 Filey Road, Scarborough YO11 3AY  
Offers In The Region Of £350,000

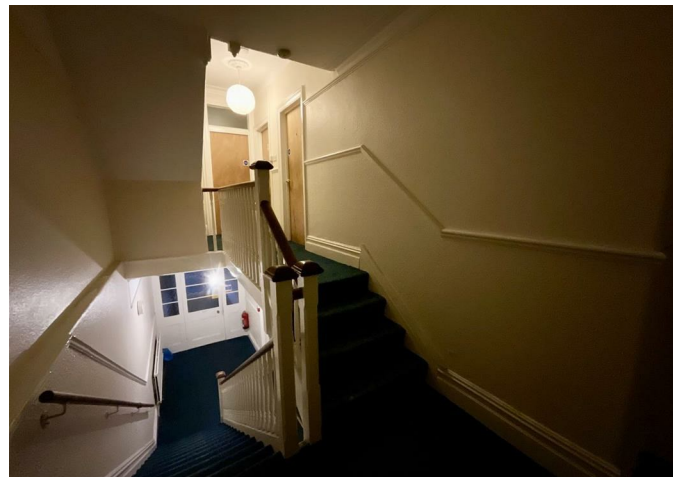
**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- Investment Opportunity
- Licensed HMO with 6 letting rooms with further development potential
- Could continue as HMO or possible Holiday Lets
- Communal Lounge, kitchen and generous basement
- Potential to generate circa £26k per annum as is but this could be improved with development
- South Cliff location
- Off street parking to the front

+++Occupying a great position on Scarborough's South cliff and within close proximity to Scarborough College and the Esplanade is this SIX ROOM, registered HOUSE OF MULTIPLE OCCUPANCY together with a Basement offering further potential and rear garden. The property offers versatile accommodation and is currently FULLY OCCUPIED. We calculate this property can generate a gross income of circa £26,000pa +. This property has an HMO licence for 6 occupants (We are informed the license is valid until 2028) and EICR until 2027+++ Well comprised over four floors, the property is accessed via an entrance door, leading to a communal entrance hall with stairs to all floors and doors to Rooms 2 and 3 (there is no room 1) communal lounge, kitchen with a range of units and a door to the rear garden. There is a staircase leading down to the basement area which features two rooms, utility area and shower room. To the first floor lies a landing with further stairs to the second floor with access to Room 4, Room 5, and Room 6 (all with ensuites) and a communal bathroom and store room. On the second floor lies a landing with door to Room 7 which has a bathroom on this floor accessed via the room or the landing. Externally, To the front of the property is a low maintenance area with off street parking, to the rear of the property lies a low-maintenance garden. The property is well located on Filey Road, which provides excellent access to a wealth of amenities including, a range of eateries, local shops and is also within close proximity to Scarborough's South Bay, and Scarborough Town Centre, and good transport links to Filey and Bridlington. The property is currently externally managed by an agent and they would be happy to continue. The property does require modernisation in places but we feel this has been reflected in the asking price. Viewing does come highly recommended and is via the sole agents CPH Property Services and by appointment only with as much advance notice as possible to enable access notice to tenants. For further enquiries please contact CPH on 01723 352235.





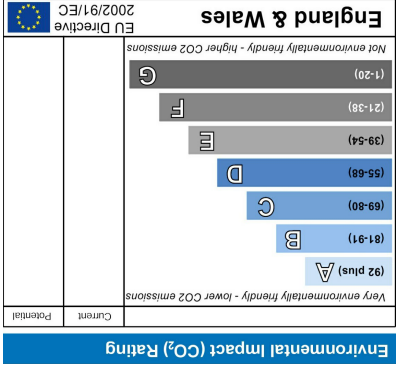
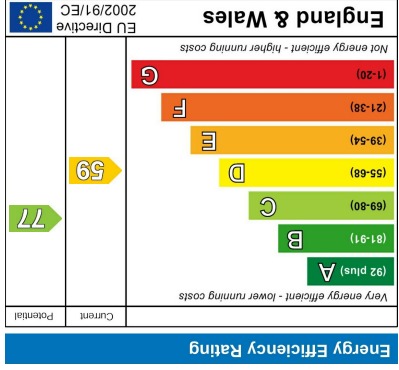
Accommodation	Room 5 13'1" x 12'1" maximum measurements
Ground Floor	Ensuite 7'10" x 4'3"
Entrance Porch 8'2" x 6'10"	Room 6 15'8" x 14'1" maximum measurement
Communal Entrance Hall 24'7" x 6'10"	Ensuite 5'6" x 5'2"
<b>Doors to Room 2 and 3, door to communal lounge and kitchen, staircase to basement and staircase to first and second floors.</b>	Store room 9'10" x 7'2"
Communal Lounge 17'8" x 12'5" max	Second Floor <b>Door to Room 7 and door to bathroom</b>
Communal Kitchen 18'0" max x 10'2"	Room 7 17'8" x 8'10"
Room 2 18'8" into bay x 13'9"	Ensuite/ Bathroom 8'2" x 7'2"
Room 3 17'8" into bay x 13'5"	Outside <b>To the front of the property is a low maintenance forecourt area with parking for two vehicles. To the rear is a low maintenance Garden.</b>
Basement <b>Staircase from first floor, Door to outside.</b>	Tenure <b>The property is Freehold</b>
Rear basement room/ Utility area 20'11" x 10'2" max measurements	Council Tax <b>The property is BAND E</b>
Front basement room 17'4" x 12'1" max	EPC
Shower room 5'10" max x 4'11"	Details prepared by/ Date GV 15/01/2024
First Floor <b>Landing with stairs up to the second floor Doors off to Rooms 4, 5 and 6. Door to communal bathroom, Door to store room.</b>	
Room 4 17'8" x 18'4" maximum measurements	
Ensuite 7'6" x 5'10"	

**Interested? Get in touch:**

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**CPH**

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



TOTAL FLOOR AREA : 2568 sq. ft. (238.6 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained there, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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