



colin ellis



Westborough,
Scarborough, YO11 1TS

Guide Price £450,000

A magnificent and deceptively spacious 5-storey town house, currently operating as a highly successful luxury holiday let that is positioned close to the main town centre and railway station. Featuring 7 bedrooms, 5 bathrooms, an exceptional lower-ground entertainment area, a private hot tub terrace and parking, this property represents a rare turnkey investment or an expansive coastal residence in the heart of Scarborough.

7 5 1 EPC

LOCATION
Situated on Westborough, Station House commands an enviable central position. It offers unparalleled access to Scarborough's main shopping district, restaurants, and bars. Scarborough Railway Station is less than a 2-minute walk away, providing direct links to York, Leeds, and Manchester. Both the vibrant South Bay Beach and the scenic North Bay are within easy walking distance, making this an ideal base for coastal tourism.

LOWER GROUND FLOOR
• Sitting Room: A bright and airy family living space with large windows, character features, and comfortable seating layouts.
• Kitchen / Dining Area: A modern, fully equipped open-plan kitchen featuring integrated appliances, ample workspace, and a large dining area designed to comfortably seat 14 guests.
• Cloakroom: Convenient lower-ground WC.

GROUND FLOOR
• Entrance Vestibule & Hallway: A welcoming entry leading to the main staircases.
• 2 Individually Styled Bedrooms
• 1 family bathroom

UPPER FLOORS
• 5 Individually Styled Bedrooms: A versatile mix of spacious doubles, twins, and family rooms arranged across the upper levels to ensure privacy and comfort.
• 4 Bathrooms: A high specification of contemporary en-suites on all floors.

OUTSIDE
• Rear Terrace: A private, low-maintenance rear patio ideal for alfresco dining, featuring a premium undercover hot tub.
• Parking: A dedicated rear tarmac area providing invaluable off-road parking for up to 5 cars.

TENURE
Freehold. Can be sold with all future bookings as an on going holiday let with furniture and fixture and fittings available via separate negotiations.

VIEWING
Strictly by appointment via sole agents Colin Ellis Property Services on 01723 363565

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FOX'S







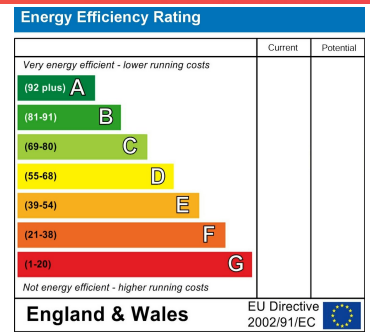






Westborough - 18863145
Council Tax Band - Exempt
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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