



30 Blenheim Terrace

North Bay, Scarborough, YO12 7HD

Guide Price £99,950

Welcome to your dream home on Blenheim Terrace, where panoramic views of the majestic North Bay greet you every day! Nestled in a prime location, we feel this is a wonderful opportunity for the buyer to have the perfect blend of modern comfort and coastal charm. In the heart of the North Bay, the property has many amenities close by, including Peasholm Park, Open Air Theatre, the town centre and a walk round the Marine Drive to the South Bay. **Whilst this property can be used as a private second home or long term let it cannot be commercially holiday let**

When briefly described the property comprises of 2 bedrooms and bathroom, generous lounge and dining area which leads to an open plan kitchen. Sold with NO ONWARD CHAIN, this property offers a great opportunity for a variety of buyers, including those looking for the buy to let market and we highly recommend an early viewing.



Entrance Hall

Lounge 13'5" x 12'8" (4.1m x 3.88)

Front facing room with Bay Fronted window overlooking the North Bay. Overhead light and wall lights, radiator and gas fire with ornamental surround.

Dining area 7'4" x 6'6" (2.26 x 1.99)

Front facing room with window overlooking the North Bay

Kitchen 7'4" x 7'3" (2.26 x 2.22)

With range of wall, base and drawer cupboards co-ordinating worktop, sink and tiled splashback. Space for oven and fridge, with plumbing for a washing machine.

Bedroom 1 13'0" x 11'8" (3.98 x 3.58)

Rear facing double bedroom with UPVC window.

Bedroom 2 9'11" x 8'5" (3.03 x 2.57)

Rear facing bedroom with UPVC window.

Bathroom 7'2" x 5'7" (2.2 x 1.71)

3 piece suite with electric shower over the bath.

Tenure

We are informed that there is a 200 year lease that started in 1994. Management is with Ellis Hay and current yearly maintenance is approx £920 payable quarterly. Please note no holiday lets are permitted.

Area Map



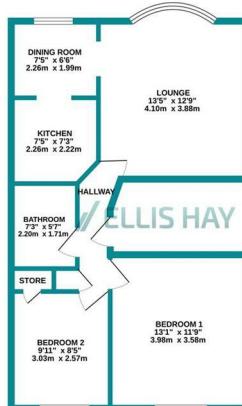
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band:

Tenure: Leasehold

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon as being accurate. The floorplan is for guidance purposes only and should not be relied upon as forming part of any legal agreement. The vendor, agent and estate agent do not guarantee the accuracy of the floorplan and no legal reliance should be placed on it.

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