



**North Marine Road, Scarborough**  
YO12 7JA

**Asking Price £190,000**



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# North Marine Road, Scarborough

## DESCRIPTION

Hunters Scarborough are proud to present these two charming apartments, whether you are looking for a new home or considering an investment opportunity, this property has the potential to meet your needs.

They are both located on North Marine Road in the picturesque town of Scarborough, with exceptional views across the cricket ground and beyond. Apartment 3 offers one large kitchen/dining room, featuring a bay view window. It also has a large bedroom offering ample space. The modern bathroom has a walk in shower and heated towel rail. Apartment 4 offers a large kitchen/dining room with space for a table and chairs as well as a sofa. It also features a large bedroom which leads off into the shower room. The separate WC also adds convenience to this stunning apartment.

North Marine Road is located in Scarborough, a popular seaside town in North Yorkshire, England. This road is situated in the northern part of Scarborough, close to the North Bay and the scenic coastal area. It runs parallel to the shoreline, offering picturesque views of the sea and cliffs. North Marine Road is known for being the home of Scarborough Cricket Club, where the historic North Marine Road Ground is located, a venue that has hosted numerous county and international cricket matches. The area is also within walking distance of the Scarborough Castle, the Peasholm Park, and several other tourist attractions, making it a central spot for visitors to the town.

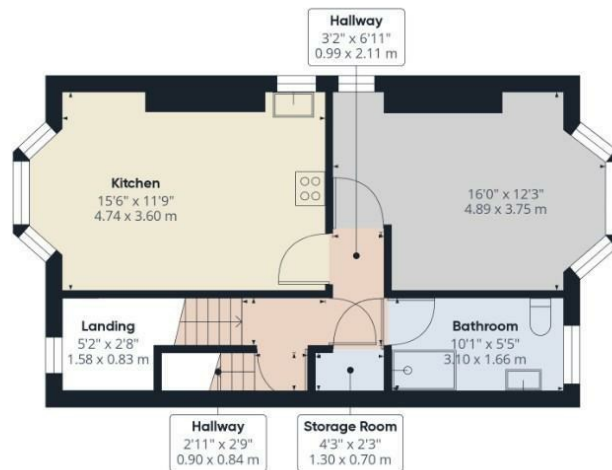
It is an incredible opportunity to own not one but two fantastic apartments which are ready to move into, let out, or as a business holiday let opportunity.

- Two Spacious Kitchen/Dining Rooms
- Two Large Bedrooms
- Two Modern Bathrooms
- Second and Top Floor Apartments
- Local Amenities
- Perfect Investment Opportunity

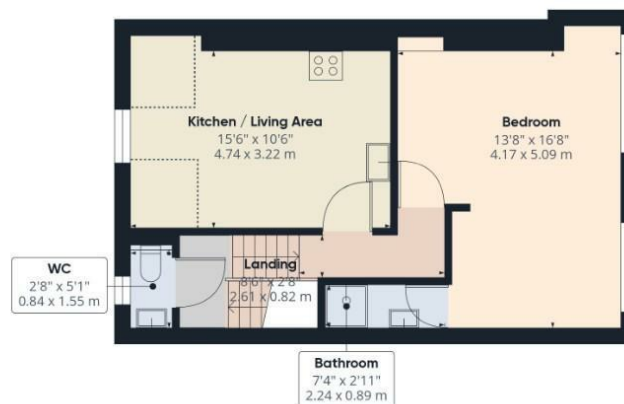








Floor 1



Floor 2

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**Approximate total area<sup>(1)</sup>**

923.11 ft<sup>2</sup>

85.76 m<sup>2</sup>

**Reduced headroom**

32.72 ft<sup>2</sup>

3.04 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

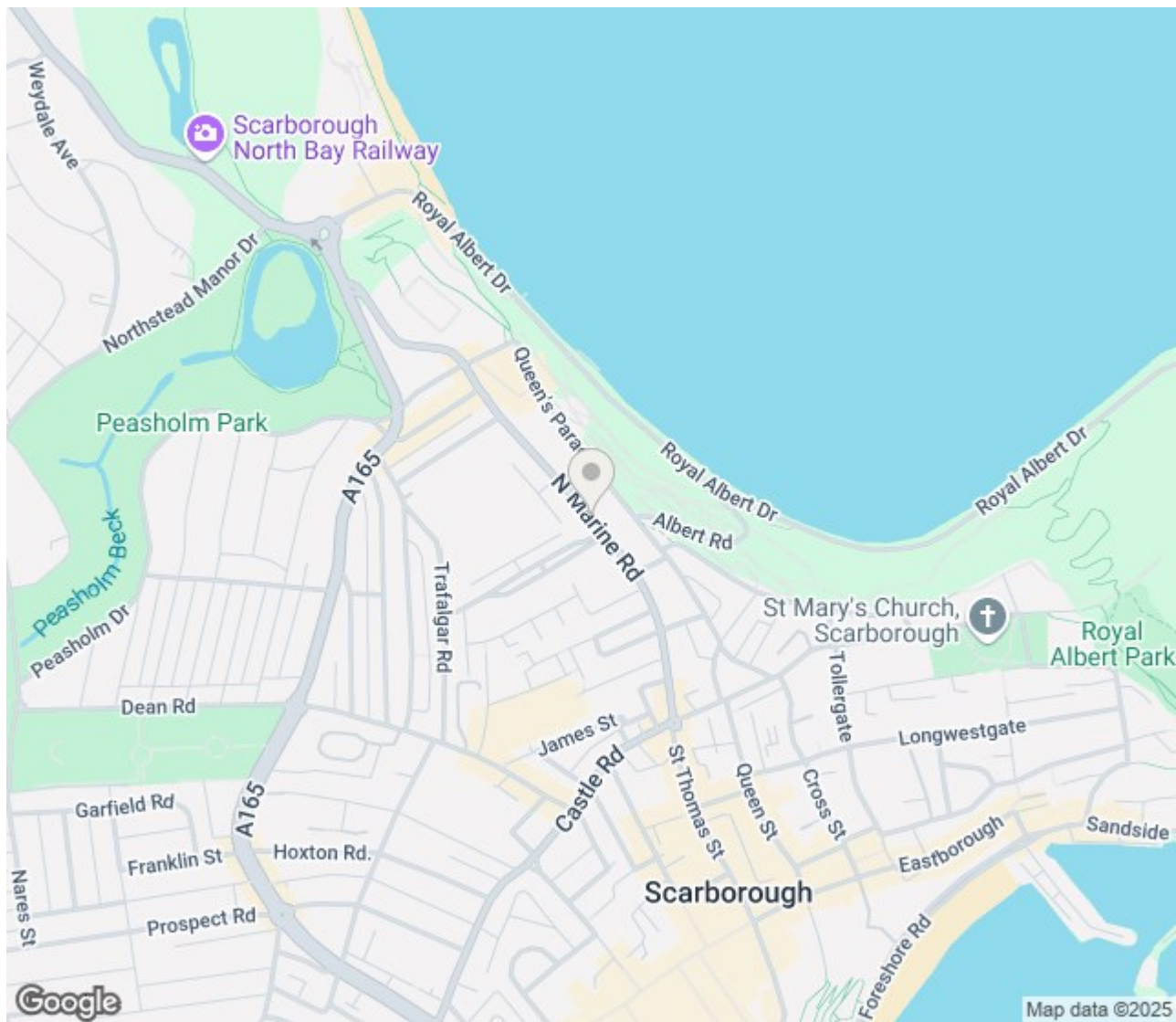
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





## ENERGY PERFORMANCE CERTIFICATE

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

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.