



## 30 Blenheim Terrace

North Bay, Scarborough, YO12 7HD

£145,000



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 closeby, 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 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 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.

### 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 . Please note no holiday lets are permitted.

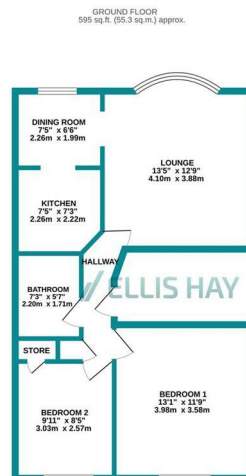
## Area Map



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

## Council Tax Band:

Tenure: Leasehold



TOTAL FLOOR AREA: 595 sq ft. (55.3 sq m.) approx.

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property