



**St. Marys Walk, Scarborough**  
YO11 1RN

**Offers In Excess Of  
£285,000**



**HUNTERS®**  
EXCLUSIVE

# Marina House

## DESCRIPTION

\*\*\* NO ONWARD CHAIN\*\*\*

Hunters Exclusive are pleased to bring to the market this HIGHLY SPACIOUS THREE BEDROOM END TERRACE property offering THREE DOUBLE BEDROOMS, THREE RECEPTION ROOMS AND MODERNISED INTERIOR. Benefitting from SOUTH FACING JULIET BALCONY WITH STUNNING SEA VIEWS, WOODEN FLOORING AND A MULTITUDE OF CHARACTER FEATURES INCLUDING CEILING ROSES, COVING AND FEATURE FIREPLACES, making this the ideal home for a range of buyers creating the perfect holiday home, holiday let or permanent residence.

This uniquely characterful living accommodation is set out across three floors and briefly comprises of: entrance hall, lounge with original painted shutters and multi-fuel stove, dining room with original feature fireplace and modern kitchen. The first floor welcomes you with two bedrooms, one of which benefits from sea views and family bathroom with a three-piece suite. To the second floor you are presented with a further bedroom with sea views, occasional room with south facing Juliet balcony with spectacular sea views perfect for watching the dolphins in the bay, utility cupboard and separate shower room with three piece suite. The outside greets you with a sheltered low maintenance rear courtyard with side entrance.

St Marys Walk is nestled on the South bay giving access to all the amenities Scarborough's town has to offer with beautiful scenic walks around Scarborough Castle and St Mary's church and being a short distance from a wide range of shops including Scarborough's indoor market hall and the famous Boyes. With the town benefitting from many facilities including North and South Bay beaches, Open Air Theatre, Stephen Joseph Theatre and Alpmare waterpark.

Internal viewing is highly recommended to appreciate what this charming property has to offer!

<https://www.facebook.com/reel/665737138309101/>



# ROOMS

## Entrance Hall

Front Door, wooden flooring, stairs to cellar and stairs to first floor landing.

## Lounge

12'1" x 13'3"

Window with original shutters and new sash ropes to the side aspect, ceiling rose, coving, radiator, multi-fuel stove, TV point and power points.

## Dining Room

10'3" x 10'3"

Window to the front aspect, wooden flooring, feature fireplace, fitted cabinets and power points.

## Kitchen

11'0" x 6'2"

Window to the rear aspect, door to the rear aspect, tiled flooring, range of wall and base units with granite work surfaces, tiled splash back, plumbing for dishwasher, sink and drainer unit, space for fridge/freezer, electric oven, gas hob, extractor hood and power points.

## First Floor Landing

Window to the front aspect, wooden flooring, cupboard housing boiler, telephone point, stairs to second floor landing and power points.

## Bedroom 2

12'4" x 11'10"

Window to the side aspect, coving, storage cupboard, feature fireplace, radiator and power points.

## Bedroom 3

11'2" x 8'2"

UPVC double glazed tinted window with sea views to the rear aspect, radiator and power points.

## Bathroom

Window to the front aspect, paneling, lino flooring,

wall mounted lighted mirror cabinet, radiator, partially tiled walls and three piece suite comprising of panel enclosed bath with taps and electric shower, low flush WC and wash hand basin with pedestal.

## Second Floor Landing

Window to the front aspect and wooden flooring.

## Bedroom 1

12'8" x 12'3"

UPVC double glazed window with sea views to the rear aspect, window with secondary glazing to the side aspect, radiator and power points.

## Occasional Room

11'2" x 11'3"

Double glazed wooden doors to the rear aspect leading to Juliet balcony, radiator and power points. Utility cupboard housing tumble dryer, washing machine and additional storage.

## Shower room

Heated towel rail, wall mounted lighted mirror and three piece bathroom suite comprising of shower cubicle with shower attachment, low flush WC and wash hand basin with vanity unit.

## Garden

Low maintenance garden with sheltered patio area, outside tap, outside lights and side entrance.

## Cellar

Power and lighting, electric and gas meters and fuse box.

## Agents Notes

Council Tax- B

EPC- D

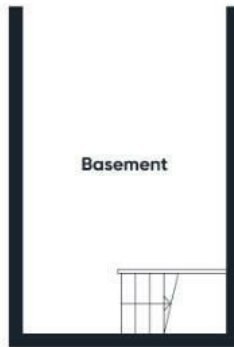
Freehold

Boiler is 16 Months Old

## HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service





**Floor -1**



**Ground Floor**

**Approximate total area<sup>(1)</sup>**  
1177.49 ft<sup>2</sup>  
109.39 m<sup>2</sup>



**Floor 1**

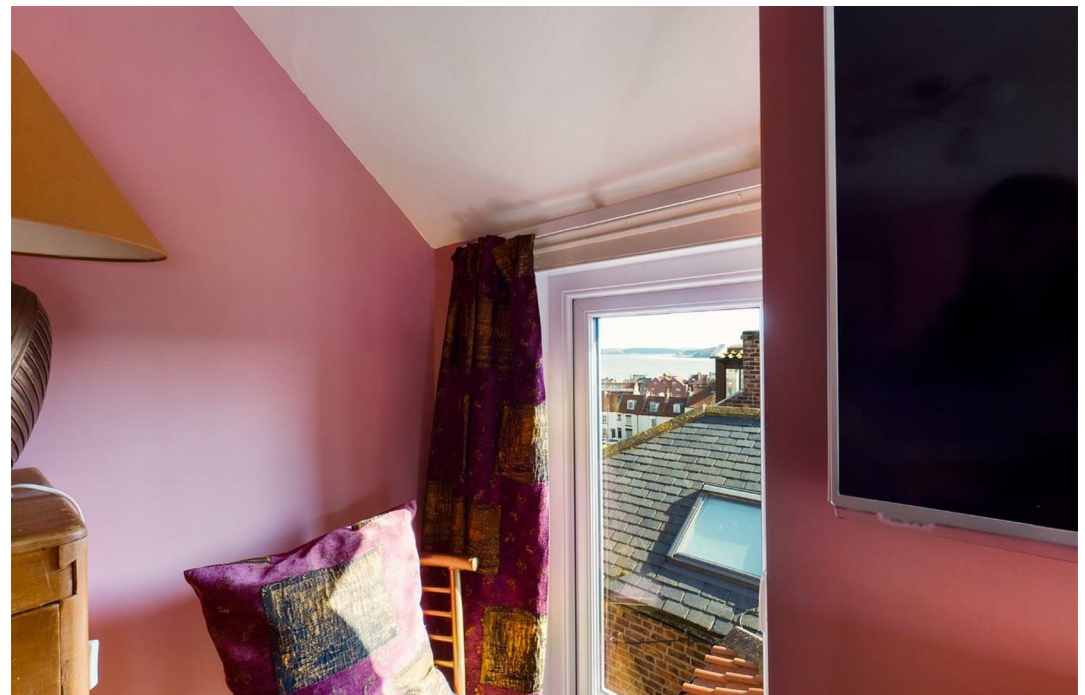


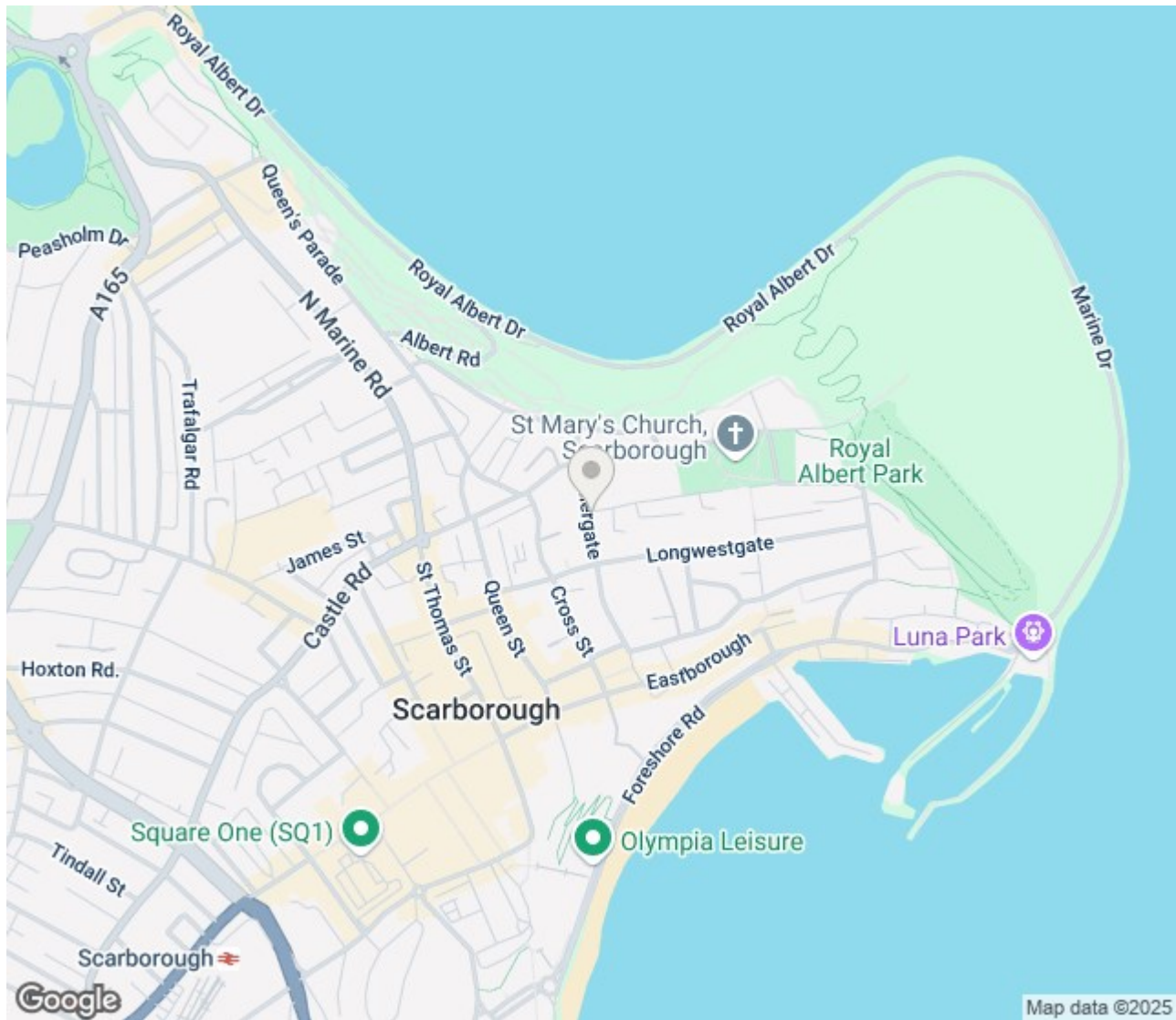
**Floor 2**

(1) Excluding balconies and terraces

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

GIRAFFE 360





# ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>84</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>59</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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