



HUNTERS[®]
HERE TO GET *you* THERE

Icons representing a bed, a bathtub, a sofa, and a dining table, followed by the **HUNTERS**[®] logo.

North Marine Road, Scarborough

Asking Price £95,000

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Welcome to this charming property located on North Marine Road in the picturesque town of Scarborough.

As you step inside, you'll be greeted by a large kitchen/living room, just off the hallway. The property features a generously sized bedroom offering ample space for all your furniture and personal touches and ensuring a peaceful night's sleep in a comfortable and inviting setting. The modern shower room offers a touch of luxury, providing a tranquil space to unwind and rejuvenate. Additionally, the separate WC adds convenience to your daily routine, making busy mornings a breeze.

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.

Don't miss out on this brilliant opportunity, perfect for investors, couples or holiday makers. Call the office today to learn more about this beautiful apartment.

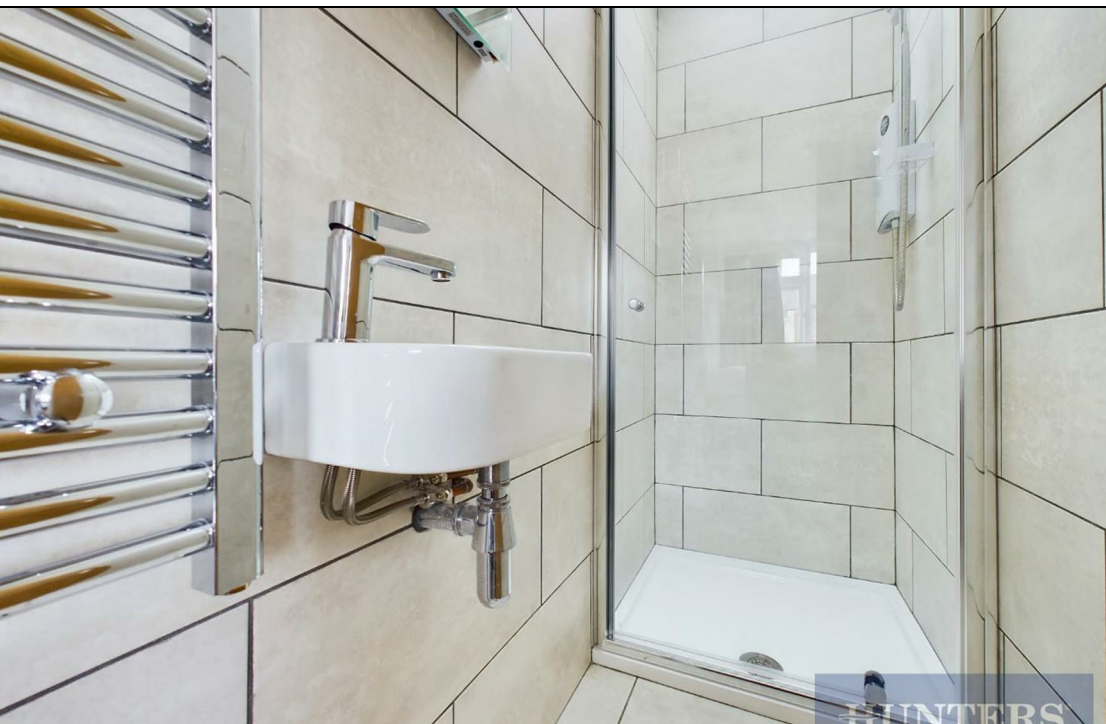
33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760
scarborough@hunters.com | www.hunters.com

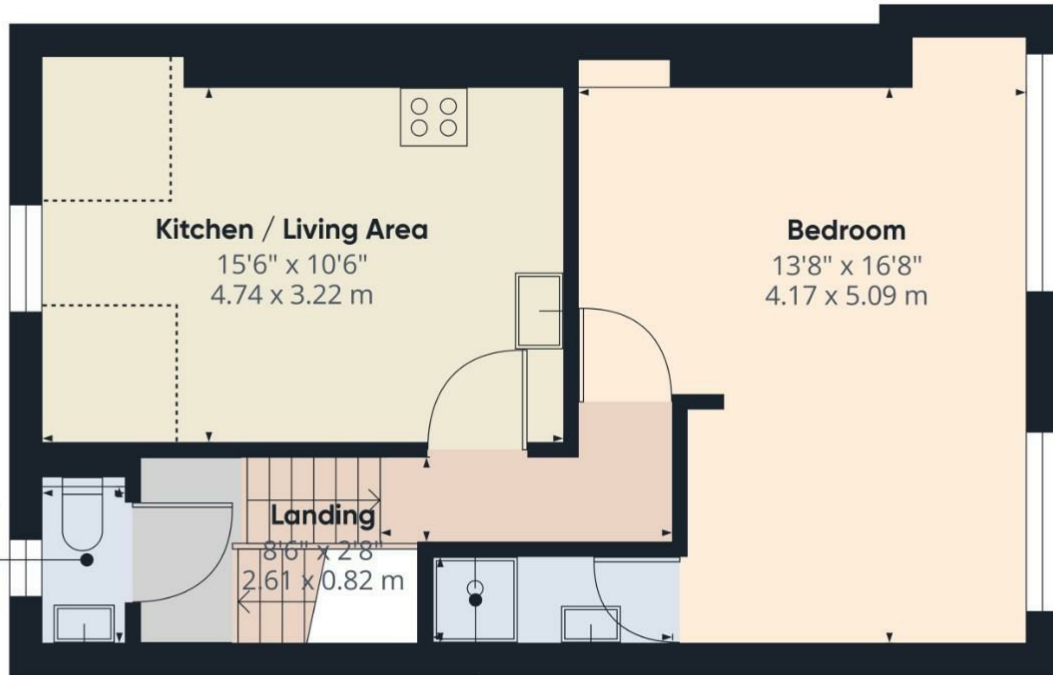


KEY FEATURES

- Large Kitchen/Dining Room
- One Spacious Bedroom
- Modern Bathroom
- Seperate WC
- Local Amenities
- Perfect Investment Opportunity
- Views over the Cricket Grounds







Bathroom
7'4" x 2'11"
2.24 x 0.89 m

Floor 2

Approximate total area⁽¹⁾
442.07 ft²
41.07 m²

Reduced headroom
32.72 ft²
3.04 m²

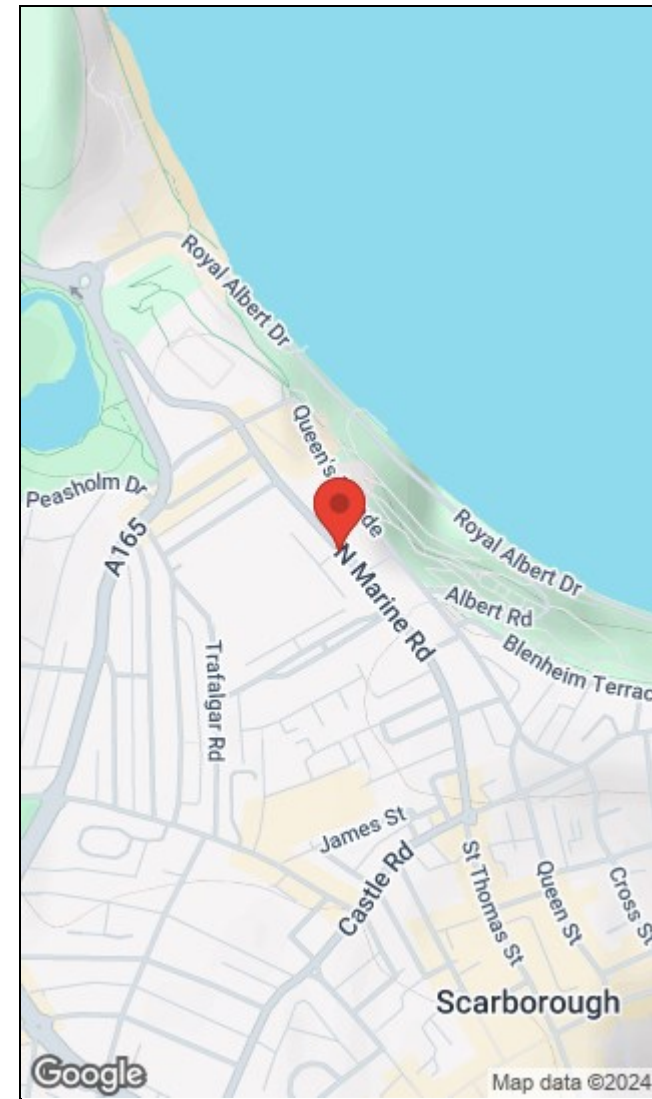
(1) Excluding balconies and terraces

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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	40	66
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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