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**HUNTERS®**

# North Marine Road, Scarborough

Asking Price £85,000



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.

Scarborough is a historic town with a rich history, featuring a castle, a Roman bath house, and a variety of attractions. The town is known for its sandy beaches, the North Bay, and the surrounding coastal beauty. The property is located in a quiet residential area, yet it is conveniently located for local amenities and transport links.

The property is a two-bedroom semi-detached house, well-maintained and presented. It features a large kitchen/living room, a spacious bedroom, a modern shower room, and a separate WC. The property is located in a quiet residential area, yet it is conveniently located for local amenities and transport links.

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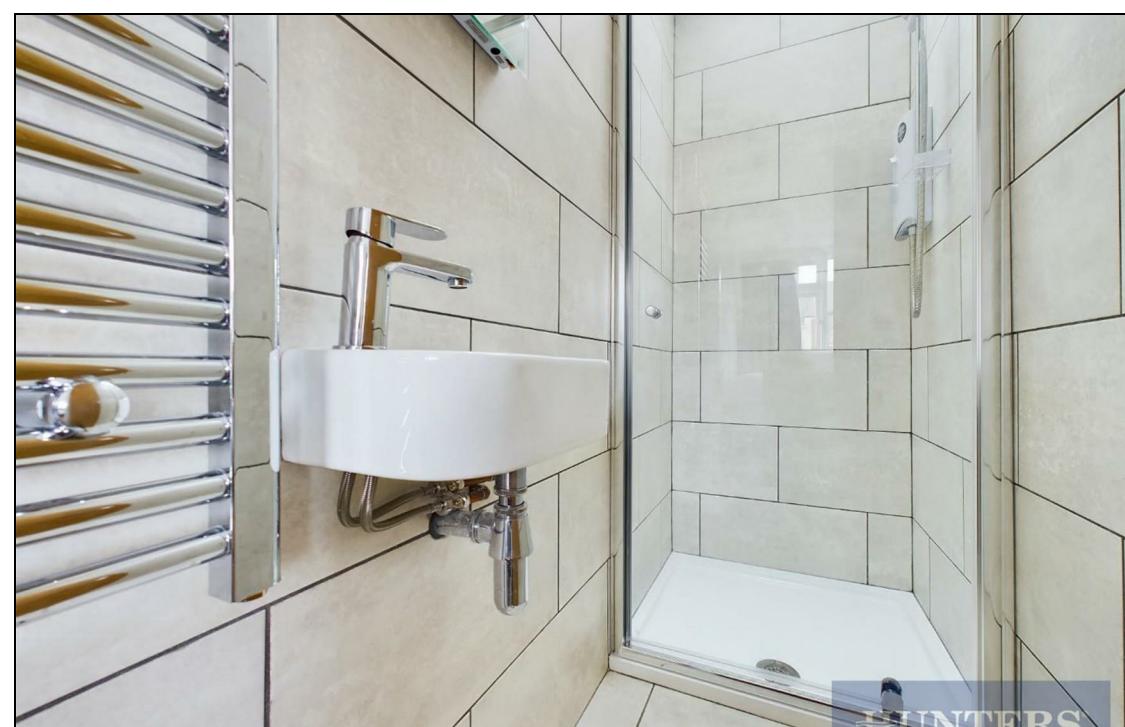
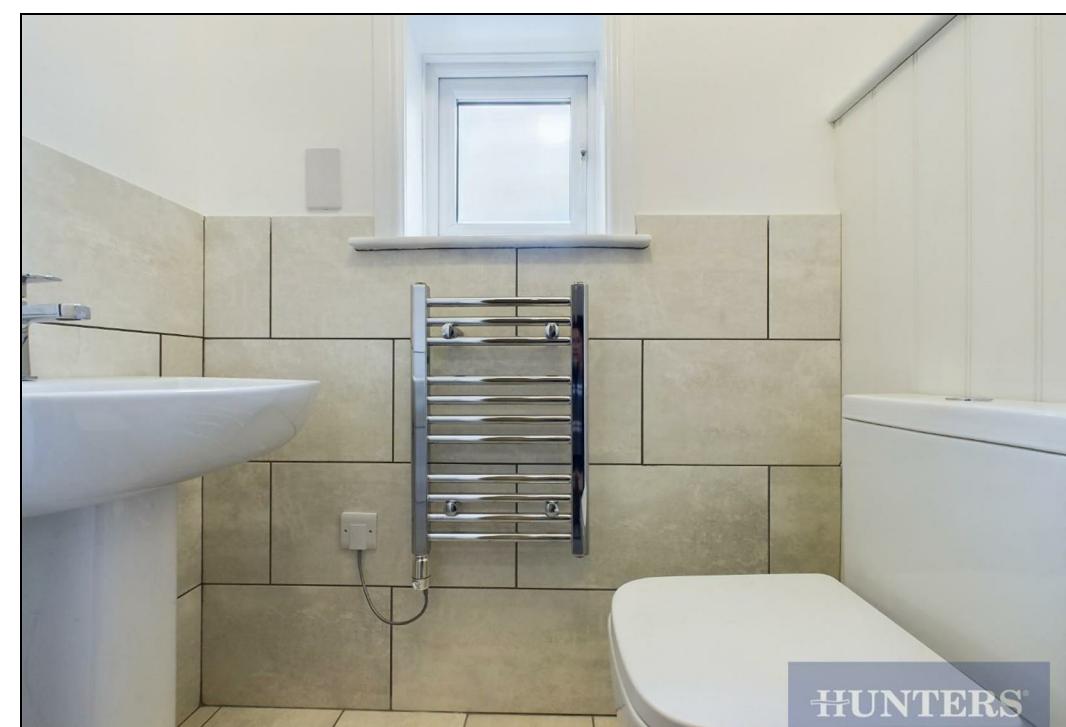
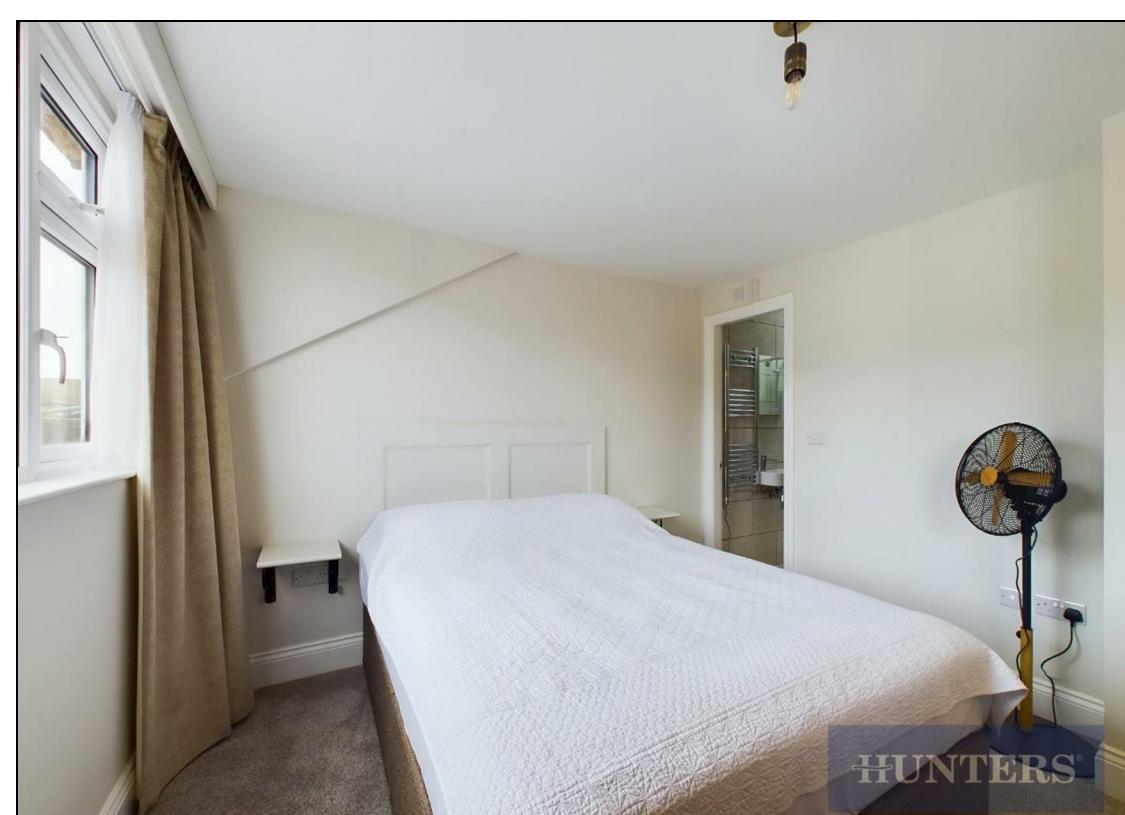
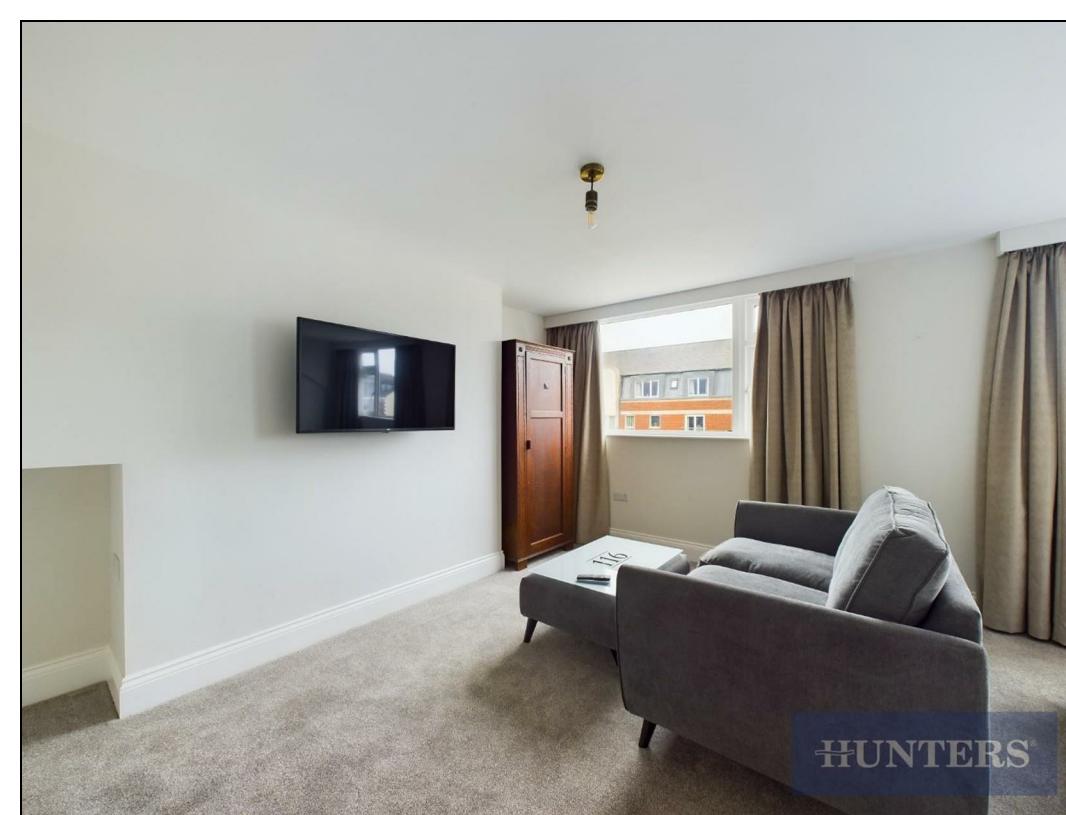


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## KEY FEATURES

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







**Kitchen / Living Area**

15'6" x 10'6"  
4.74 x 3.22 m

**Bedroom**

13'8" x 16'8"  
4.17 x 5.09 m

**WC**

2'8" x 5'1"  
0.84 x 1.55 m

**Landing**

8'6" x 2'8"  
2.61 x 0.82 m

**Bathroom**

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

Floor 2

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

442.07 ft<sup>2</sup>  
41.07 m<sup>2</sup>

**Reduced headroom**

32.72 ft<sup>2</sup>  
3.04 m<sup>2</sup>

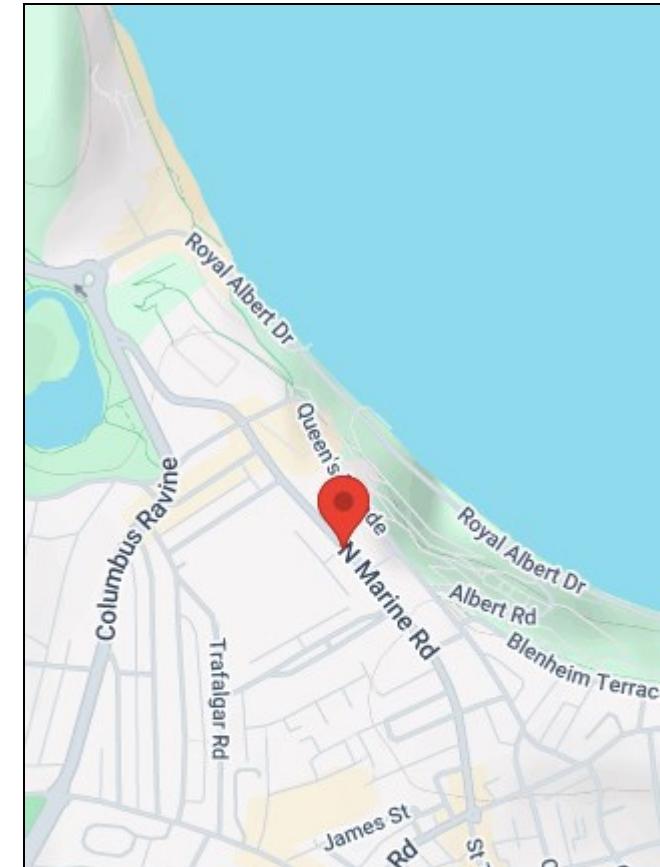
<sup>(1)</sup> Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	40	66
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating			
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