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HERE TO GET *you* THERE



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HUNTERS®

North Marine Road, Scarborough, YO12 7EY

£170,000



*** NO ONWARD CHAIN ***

Hunters are pleased to bring to this market this SPACIOUS MID TERRACE ABODE situated in the CENTRE of Scarborough in very close proximity to the NORTH BAY BEACH and the SCARBOROUGH'S CRICKET GROUND offering SEVEN BEDROOMS, OFFICE and PARKING to the rear!

This IMPOSING home was previously ran as a successful guesthouse before being converted into a residential property. Whilst requiring some refurbishment, it would make a great INVESTMENT or FAMILY HOME!

This bright and airy accommodation is set out over four floors and briefly comprises of: entrance hall, living room, dining room, kitchen, single skin kitchen and small room beyond, and two store rooms. The ground floor also benefits from a two-storey extension incorporating a downstairs room with freezer and a toilet above. The first floor presents three bedrooms, the master benefiting from an ensuite and separate WC. The top two floors offer four further bedrooms, office and a family shower room. Outside offers a forecourt to the front and courtyard to the rear with parking for three cars.

The property previously had planning permission approved for conversion into four flats, including a roof extension, with Listed Building Consent already granted. Many of the neighboring buildings on the street, which are also Grade II listed, have undergone roof upgrades and had UPVC double glazing windows installed.

Within a short walk of the property is the unspoiled North Bay beach, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway and, most recently, the £14 million Alpamare Waterpark. In complete contrast, just 10 minutes drive northwards, is the North Yorkshire Moors National Park — one of the least populated areas in the UK.

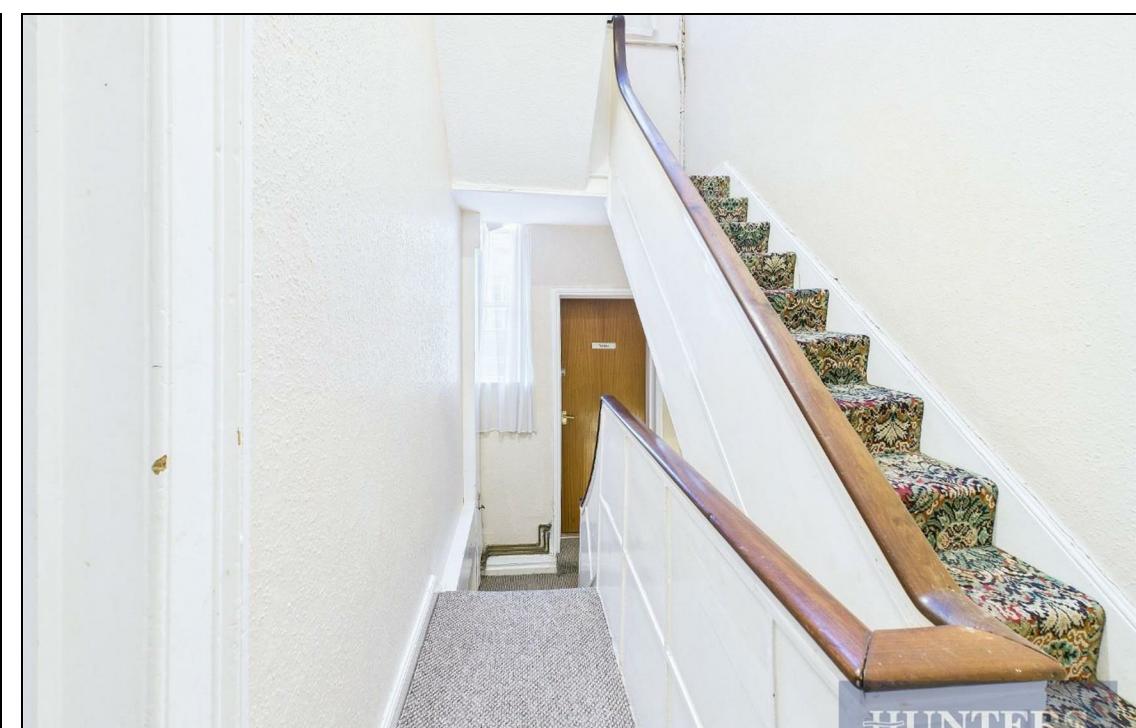
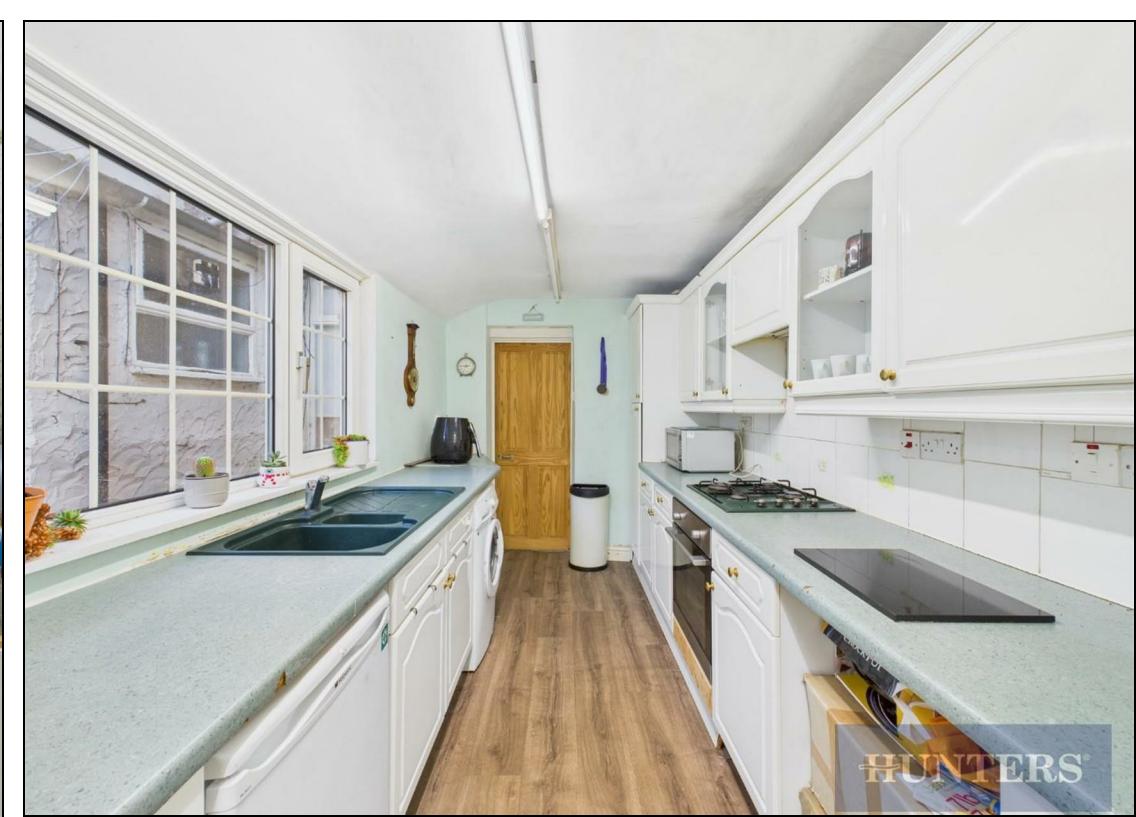
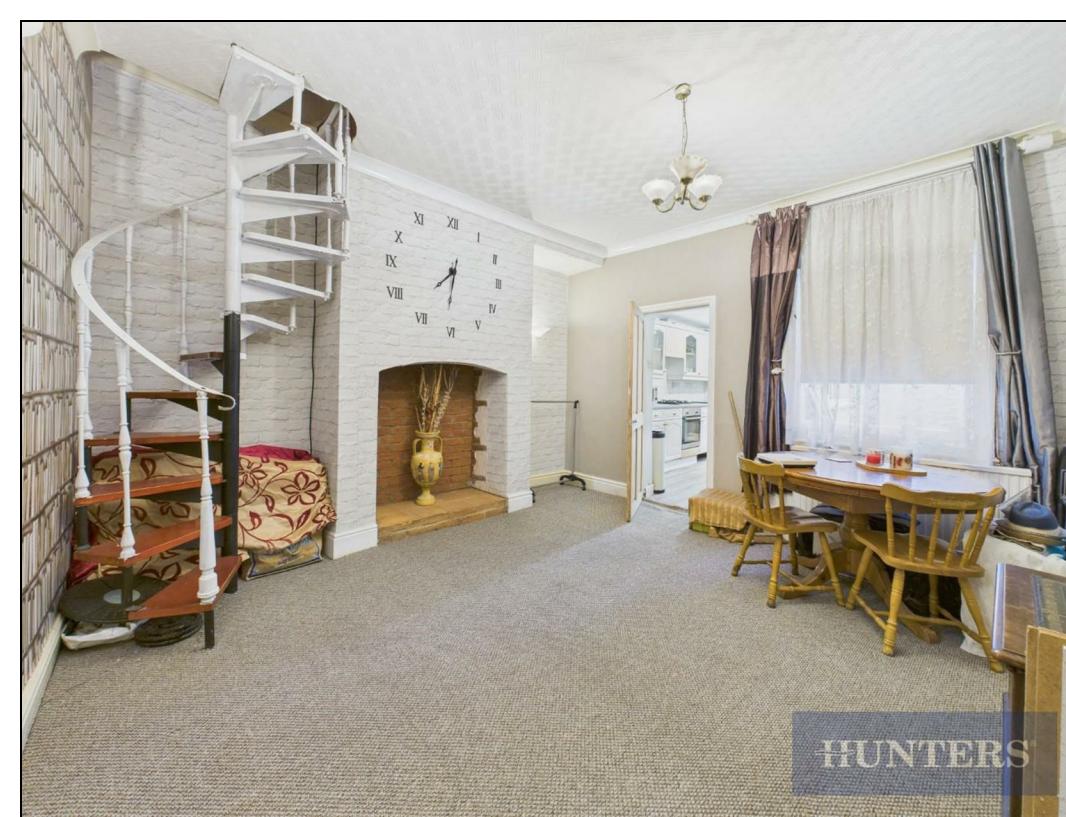
This Grade II home is not one to miss — call now to arrange a viewing!

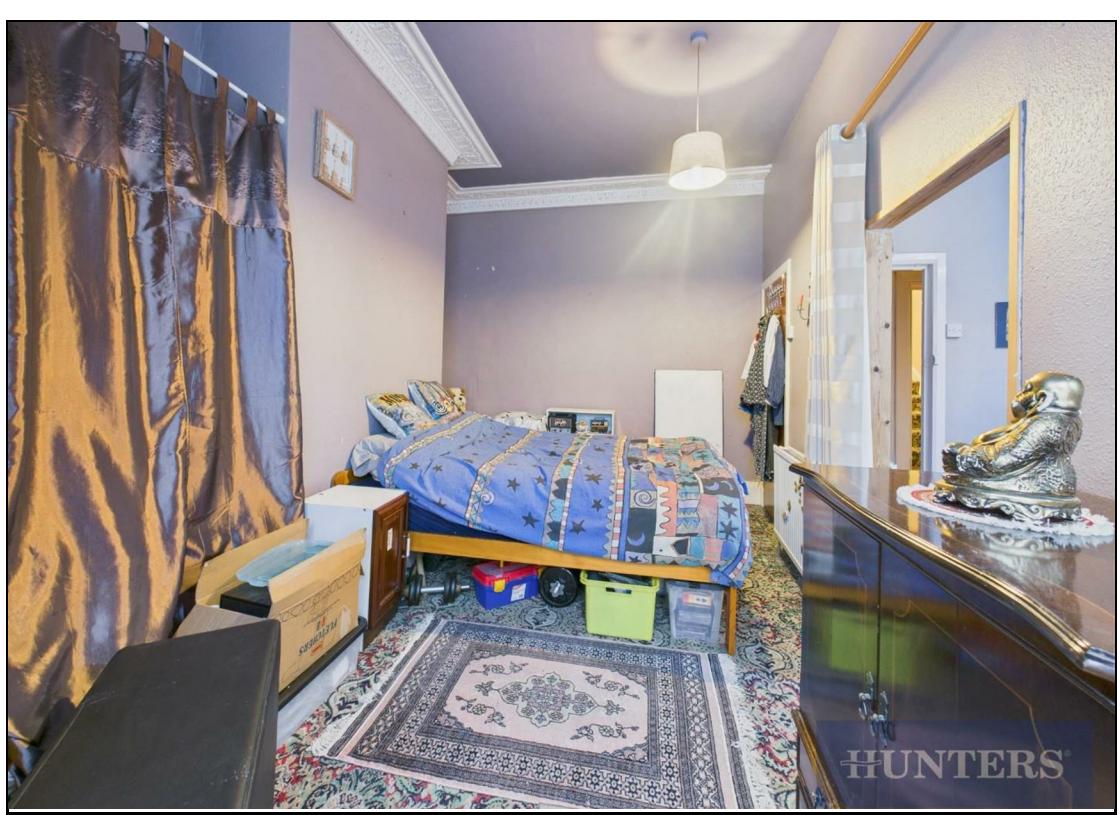


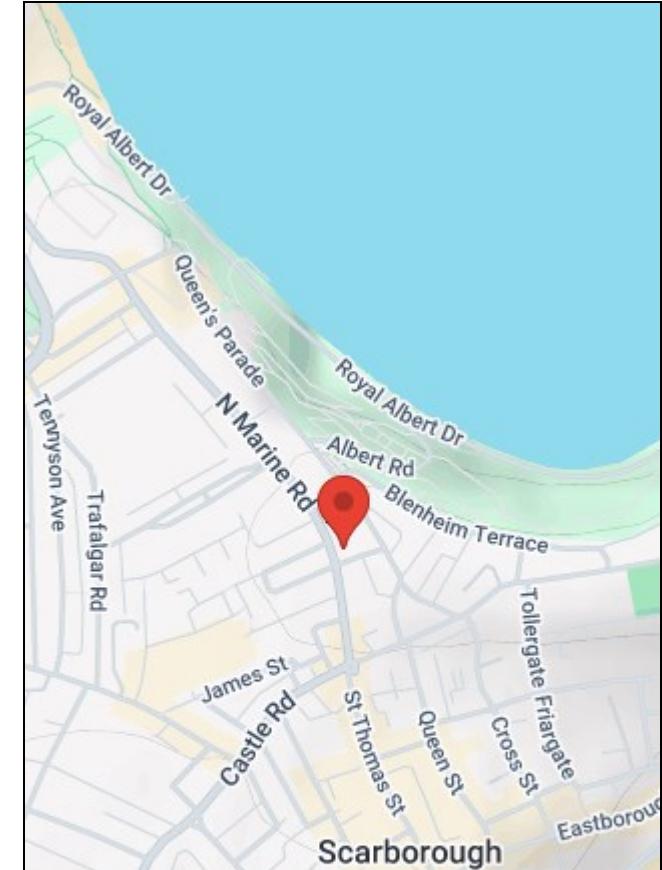
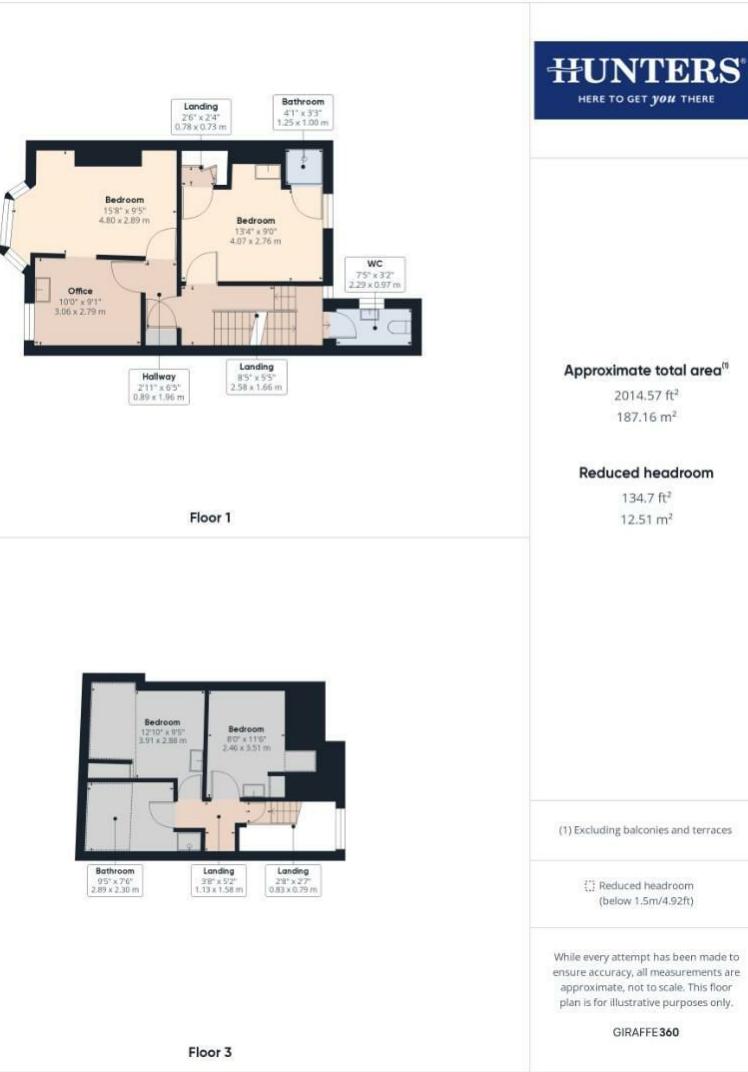
KEY FEATURES

- GRADE II LISTED
- Seven Bedrooms and Office
- Situated Over Four Floors
- Off Road Parking for 3 Cars
- No Onward Chain
- Central Location
- EPC: D
- Council Tax: C









Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	
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