



130 North Marine Road, Scarborough YO12 7HZ
Guide Price £230,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Mid terraced former bed and breakfast
- Full Planning permission granted to create Four Holiday Apartments with architect drawings
- Currently Eight letting rooms
- Owners accommodation
- Gas heating
- Great Views to the Cricket ground
- Vacant Possession

+++CPH are pleased to offer to the market this 8 bedroom Mid-terraced Former bed and breakfast set over four floors which has been granted Full planning permission for the erection of a 3 storey extension to allow conversion of Bed and Breakfast (C1) to holiday apartments: To create Four stunning holiday apartments. The property is well laid out and the newly converted upper floor apartments will have open views at rear which overlooks Scarborough Cricket ground. Currently arranged as a former guest house, the building has FULL planning permission passed in May 2024 decision notice ZF23/01341/FL (Erection of 3 storey rear extension to allow conversion of Bed and Breakfast (C1) To Holiday Apartments) which can be viewed online.

The Building - Currently arranged as a 4 storey property and is ideal for re-development and could remain in its current arrangement until future development.+++

The plans which are available to view consists of in brief:

Ground Floor two bedroom apartment- Lounge, Kitchen Diner, Utility Room, Walk in wardrobe, Two bedrooms and a bathroom,

First Floor two bedroom apartment with rear facing balcony- open plan Kitchen-diner-Sitting room with doors out to a rear balcony, two bedrooms and a bathroom, Second Floor two bedroom apartment with rear facing balcony- open plan Kitchen-diner-Sitting room with doors out to a rear balcony, two bedrooms and a bathroom, Attic Floor Studio type apartment with Juliet Balcony- Kitchen-diner-sitting-bedroom combined with separate bathroom and rear facing Juliet Balcony.

The property is to be sold 'as is' with the new purchaser doing the conversion works. The property is to be offered with Vacant possession and No onward chain. The property is gas heated and benefits from a rear yard area.

We feel the property is located in a prime location for holiday lets, being located close to the characterful, Old Town and Peasholm gardens of Scarborough you have excellent access to a wide range of amenities and attractions including the indoor market, a wide range and choice of eating and drinking establishments, the Open Air Theatre, 'Luna Park funfair, as well as The Harbour, Scarborough's South Bay and the beach.

Briefly comprising of an entrance hall, bay fronted lounge, dining room with bay window, kitchen and a store room. The first floor offers two bedrooms, bathroom and a kitchenette, the second floors offers two bedrooms and a store room and the top floor offers three further bedrooms. Outside is an enclosed yard with a workshop.

Our opinion is that the property offers a fantastic opportunity to acquire a full block of apartments which would made a great investment to either sell or holiday let. Viewing is by appointment with Sole Agents CPH, call our friendly team on 01723 352235 or visit www.cphproperty.co.uk





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Accommodation

Entrance porch
Entrance door, courtesy light, dado rail, coved ceiling

Entrance hall
Stairs to the first floor, coved ceiling, telephone point, radiator.

Dining room
Double glazed window to the rear, wall light points, under stairs cupboard, built in cupboard, bar area, two radiators.

Lounge
15'1" x 11'1"
Bay window to the front, telephone point, television point, wall light points, coved ceiling, radiator.

Kitchen
15'8" x 6'6"
Fitted wall and base units, work surfaces, single drainer sink unit, gas cooker point, space for dishwasher, gas cooker point, part tiled walls, sink unit, cupboard housing tank, combination boiler, window to the side, door to owners accommodation.

Half landing

Separate w.c

Room one
15'8" x 8'10"
Double glazed bay window to the rear with views to the Cricket ground, fitted wardrobes, coved ceiling, shaver point, electric heater.
En suite- Comprising pedestal wash hand basin, step in shower cubicle, low suite w.c, part tiled walls, extractor fan.

Room two
15'1" x 7'6"

Bay window to the front, fitted wardrobes, coved ceiling, sink unit, part tiled walls, shaver point, electric heater.
En suite- Double glazed bay window to the rear with views to the Cricket ground, fitted wardrobes, coved ceiling, shaver point, electric heater.

Room three
9'10" x 6'2"

Window to the front, fitted wardrobes, electric heater, vanity unit, part tiled walls, shaver point, coved ceiling.

Half landing to second floor

Room four

15'8" x 10'2"

Double glazed bay window with views to the Cricket ground, electric heater
En suite- Comprising low suite w.c, step in shower cubicle, extractor, pedestal wash hand basin.

Room five

15'5" x 8'10"

Bay window to the front, electric heater, vanity unit.
En suite- Wash hand basin, toilet, step in shower, extractor.

Room six

9'10" x 6'2"

Window to the front, fitted wardrobes, vanity unit, part tiled walls, shaver point, electric heater.
Shower room- Comprising step in shower, part tiled walls, low suite w.c,

Room seven

14'9" x 9'10"

Double glazed window with views to the Cricket ground, fitted wardrobes, vanity unit, part tiled walls.

Room eight

12'9" x 12'5"

Two double glazed windows to the front, electric heater.
En suite- Comprising low suite w.c, pedestal wash hand basin, step in shower, extractor fan, tiled walls.

Owner Accommodation

Owners accommodation
Hall - Door to bedroom, window to the rear, radiator.
Lounge - Door to utility, television point, telephone point, door to rear yard, radiator.
Bathroom - Comprising panelled bath with shower over, tiled walls, radiator, pedestal wash hand basin, low suite w.c, window to the side.
Utility - Space for washing machine, tiled walls, two windows to the side, door to bathroom.

Rear Yard

Tenure

The property is Freehold

EPC and Council Tax

CEPC - E - 111

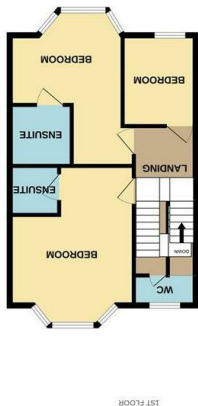
Council Tax - currently Band A

Details Prepared By date:

GV 01/06/24

Planning Information

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy rating and score

This property's energy rating is E.

