



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

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- 8 BEDROOM FORMER B&B - CURRENTLY ARRANGED AS 8 LETTING ROOMS
- PLANNING GRANTED TO EXTEND/CONVERT INTO FOUR HOLIDAY APARTMENTS
- WITH OWNER'S ACCOMMODATION - IDEAL FOR A 'LIVE IN' INVESTMENT
- FANTASTIC VIEWS OF SCARBOROUGH'S CRICKET GROUND
- GREAT LOCATION IN PROXIMITY TO SCARBOROUGH'S NORTH BAY BEACH

A great opportunity to acquire this 8 BEDROOM FORMER B&B which is set over FOUR FLOORS and has FULL PLANNING PERMISSION to erect a THREE STOREY EXTENSION and to convert the dwelling into FOUR STUNNING HOLIDAY APARTMENTS.

The current owner(s) have obtained FULL planning permission which was granted in May 2024 decision notice ZF23/01341/FL on <https://www.northyorks.gov.uk/planning-and-conservation/view-and-comment-planning-applications>. Plans can be provided upon request.

The property is well laid out and the newly converted upper floor apartments will have open views at rear which overlooks Scarborough Cricket ground. 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.

130 North Marine Road is a former 8 bedroom bed and breakfast and is currently arranged as an 8 bedroom home over 4 floors. Therefore this is an ideal for re-development and could remain in its current arrangement until future development and/or be changed back to a bed and breakfast should one wish (s.t.p).

The proposed development will comprise of (once developed):

Ground Floor Apartment (Two Bedrooms) - Lounge, Kitchen Diner, Utility Room, Walk-in wardrobe, Two bedrooms and a bathroom.

First Floor Apartment (Two Bedrooms with the additional benefit of a rear facing balcony)- open plan Lounge/Kitchen/Diner with doors out to a rear balcony, two bedrooms and a bathroom.

Second Floor Apartment (Two Bedrooms also with rear facing balcony) - Open Plan Lounge/Kitchen/Diner with doors out to a rear balcony, two bedrooms and a bathroom.

Top Floor Apartment (Studio with Juliet Balcony) Open Plan Lounge/Bedroom/Kitchen with a separate bathroom and rear facing Juliet Balcony.





Scarborough is one of the UK's oldest and most popular seaside resorts, with a history dating back over 400 years. 'In our opinion' we feel the property is located in a prime location for holiday lets, being located nearby to Scarborough's Old Town, Scarborough Town Centre, Peasholm Park and Scarborough's North Bay beach and has excellent access to a wide range of amenities and attractions.

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

CURRENT ACCOMMODATION:

GROUND FLOOR

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.

FIRST FLOOR

Landing

Separate WC

Bedroom One with En-Suite

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.

Bedroom Two with En-Suite

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.

Bedroom Three

9'10" x 6'2"

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

Bedroom One with En-Suite

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.

Bedroom Two with En-Suite

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.

Bedroom Three

9'10" x 6'2"

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

SECOND FLOOR

Landing

Bedroom Four with En-Suite

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.

Bedroom Five with En-Suite

15'5" x 8'10"

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

Bedroom Six with En-Suite

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,

THIRD FLOOR

Bedroom Seven

14'9" x 9'10"

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

Bedroom Eight with En-Suite

12'9" x 12'5"

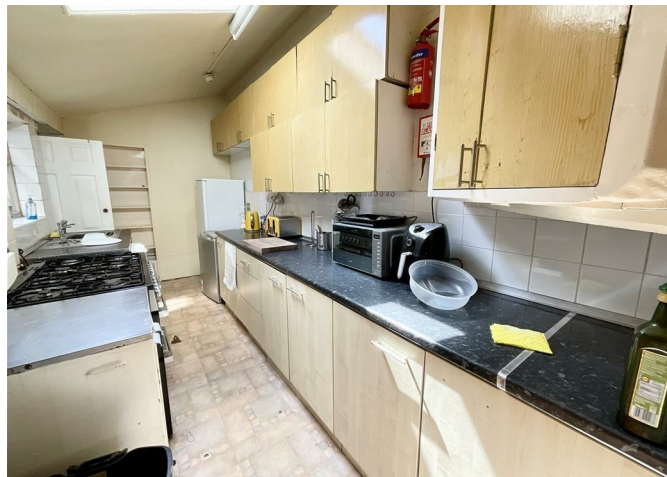
Two double glazed windows to the front, electric heater.
En suite- Comprising low suite w.c, pedestal wash hand basin, step in shower, extractor fan, tiled walls.

OTHER:

Owner's 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.

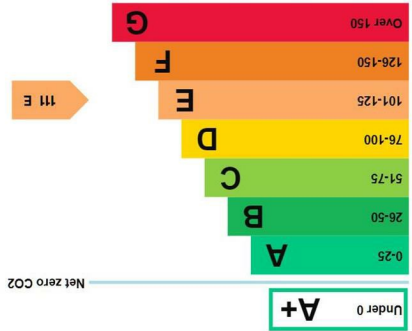
Rear Yard



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.

