



110 North Marine Road, Scarborough, YO12 7JA  
Price Guide £275,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- BAY FRONTED SIX BEDROOM TOWNHOUSE
- SET OVER FOUR FLOORS
- GENEROUS VERSATILE LIVING PROPORTIONS
- POTENTIAL HMO (S.T.P) / MULTI GENERATIONAL HOME
- VIEWS OVER THE CRICKET GROUND
- POPULAR, CENTRAL LOCATION

CPH are pleased to offer to the market this SUBSTANTIAL, SIX BEDROOM BAY FRONTED TOWNHOUSE which is set over FOUR FLOORS and provides SPACIOUS, VERSATILE LIVING ARRANGEMENTS which some of the rooms benefitting from EN-SUITES/WC'S. The property is in a convenient location being within walking distance of the Town Centre, Peasholm Park and has views of the CRICKET GROUND.

On the ground floor you are greeted with; entrance vestibule and hallway, bay fronted lounge with fireplace, kitchen, dining area/hobbies room and a utility room. To the first floor lies two double bedrooms both with en-suites and a separate WC. To the second floor again lies two bedrooms, one with an en-suite plus a separate WC. To the third floor lies two bedrooms both with WC's plus a separate shower accessed on the landing.

The property is situated within close proximity to a variety of amenities and attractions including Scarborough's Old Town, Peasholm Park, Scarborough's North and South Bay Beaches, The Indoor Market, a wide range and choice of eating and drinking establishments and the Open Air Theatre.

Internal viewing is highly recommended to fully appreciate the space, setting and views on offer from this property. To register your interest and/or arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule & Hallway

Lounge  
15'1" max into bay x 13'9" max

Dining/Sitting Room  
19'8" max into bay x 12'1" max

Kitchen  
12'1" x 9'2"

Dining Area/Hobbies Room  
13'1" x 9'6"

Utility  
10'2" x 8'2"

FIRST FLOOR

Landing

WC

Bedroom One  
18'4" max x 15'5" max

En-suite  
6'2" x 4'3"

Bedroom Two  
19'8" max x 12'5" max

En-suite  
5'10" x 4'7"

SECOND FLOOR

Landing

WC

Bedroom Three  
19'8" max x 12'5" max

Ensuite  
6'2" x 4'7"

Bedroom Four  
18'4" max x 15'8" max into bay

THIRD FLOOR

Landing

Showers  
5'10" x 3'11"

Bedroom Five  
16'8" max x 12'5" max

WC  
4'11" x 3'7"

Bedroom Six  
18'8" max x 13'1" max

WC

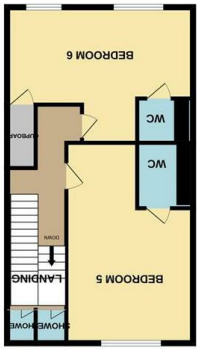
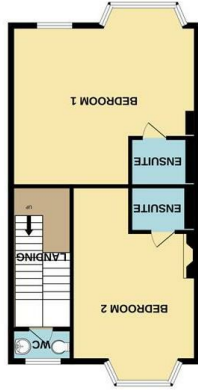
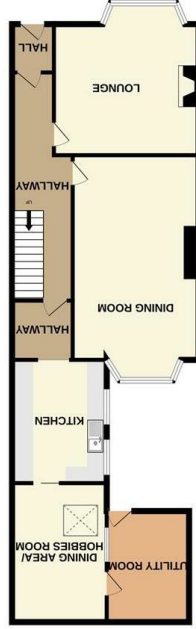
Details Prepared  
TLPF/131224

Interested? Get in touch:

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**CPH**

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



Whilst 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 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 is given as to their operability or efficacy. ©2024 Made with Miroplan ©2024

TOTAL FLOOR AREA : 2676 sq.ft. (248.6 sq.m.) approx.

