

Top floor flat, 166 North Marine Road, Scarborough, YO12 7EY

Offers In The Region Of £165,000

- *DUPLEX APARTMENT*
- *THREE PIECE DOUBLE SHOWER SUITE*
- *MODERN AND TASTEFUL THROUGHOUT*
- *THREE DOUBLE BEDROOMS*
- *CURRENTLY OCCUPYING AS A SUCCESSFUL HOLIDAY LET*
- *APPEALING TO A NUMBER OF BUYERS*
- *OPEN PLAN KITCHEN/LIVING SPACE*
- *IDEALLY LOCATED CLOSE TO NORTH BAY AND PEASHOLM PARK*

166 North Marine Road, Scarborough YO12 7EY

Andrew Cowen Estate Agents welcome to the market this IMMACULATELY PRESENTED, NEWLY REFURBISHED, THREE BEDROOM DUPLEX APARTMENT conveniently located close to PEASHOLM PARK and THE NORTH BAY. This property BOASTS an OPEN PLAN KITCHEN/LIVING AREA and a THREE PIECE WALK IN SHOWER SUITE and is currently occupying as a SUCCESSFUL HOLIDAY LET BUSINESS.



Council Tax Band: Exempt



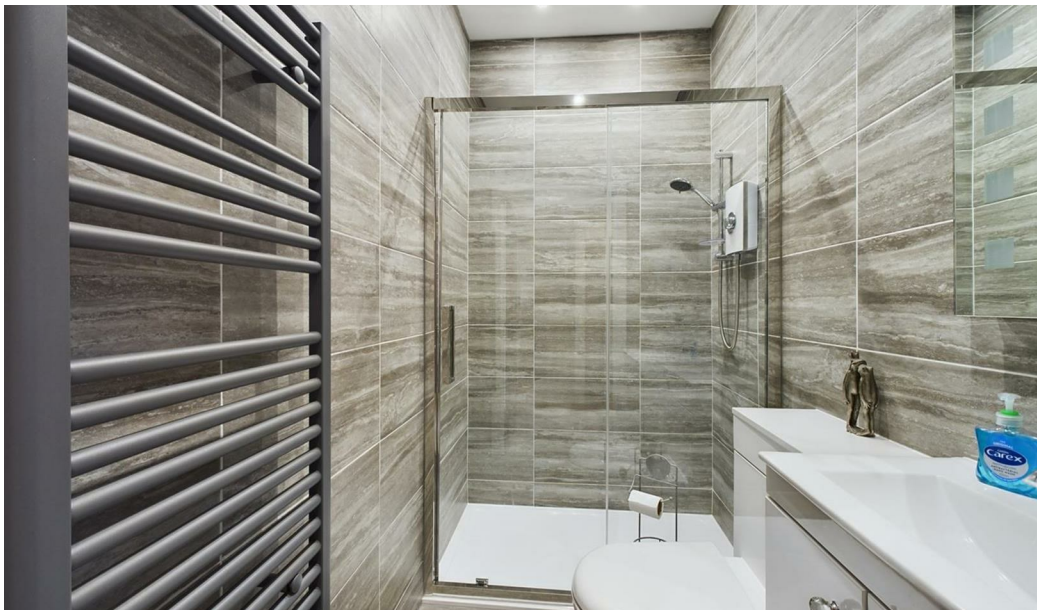
This accommodation comprises briefly; entrance hall leading into the open plan kitchen/lounge space, boasting feature wall paneling and a modern, hi-gloss fitted kitchen with a range of base and wall cabinets plus integrated appliances. The property also offers three tastefully decorated, good-sized double bedrooms plus a three piece shower suite with double walk in shower.

Within a short walk of the apartment is the unspoiled North Bay beach and Scarborough Cricket Ground, 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.

*The maintenance fee for 2024 is £1,040.00 approximately and no ground rent. Yes to lets, pets and holiday lets. *all matters of tenure are subject to verification and clarification of solicitors in a contract of sale.**

This property would suit a number of buyers, including those looking to join the holiday let market, or to use as a second home to enjoy the seaside. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!









Approximate total area⁽¹⁾
787.33 ft²
73.15 m²

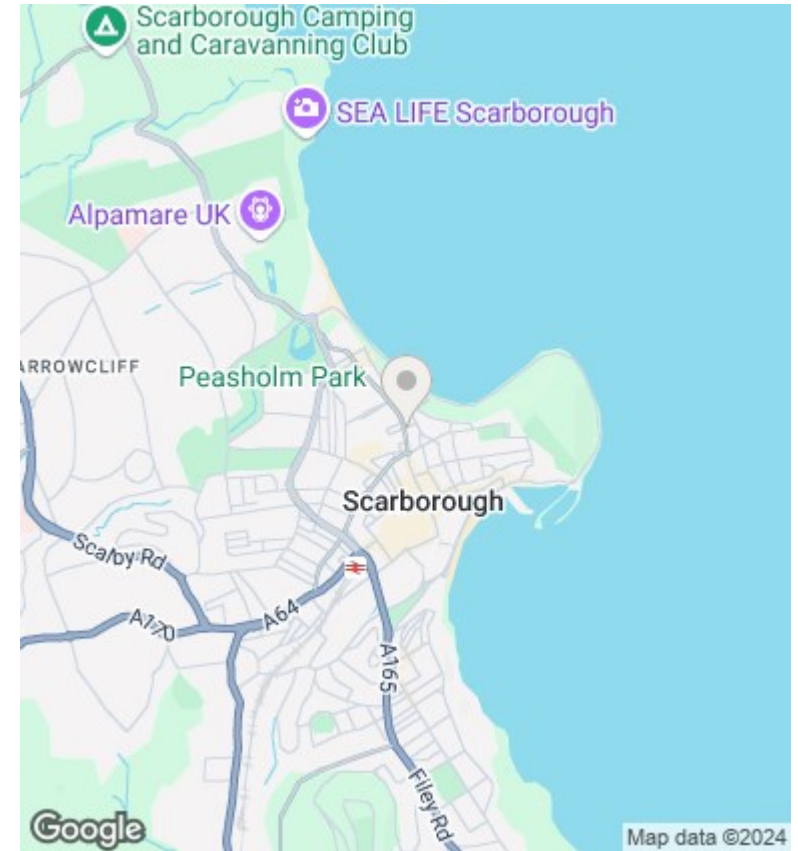
Reduced headroom
90.83 ft²
8.44 m²

(1) Excluding balconies and terraces.

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	67	67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only.
Call 01723 377707 to make an appointment.