



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

110 North Marine Road, Scarborough

Guide Price £267,500



110 North Marine Road

Scarborough

- 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





GROUND FLOOR

Entrance Vestibule & Hallway

Lounge 4.6m max into bay x 4.2m max (15'1" max into bay x.

Dining/Sitting Room 6.0m max into bay x 3.7m max (19'8" max into bay x.

Kitchen 3.7m x 2.8m (12'1" x 9'2").

Dining Area/Hobbies Room 4.0m x 2.9m (13'1" x 9'6").

Utility 3.1m x 2.5m (10'2" x 8'2").

FIRST FLOOR

WC

Bedroom One 5.6m max x 4.7m max (18'4" max x 15'5" max).

En-suite 1.9m x 1.3m (6'2" x 4'3").

Bedroom Two 6.0m max x 3.8m max (19'8" max x 12'5" max).

En-suite 1.8m x 1.4m (5'10" x 4'7").

SECOND FLOOR

WC

Bedroom Three 6.0m max x 3.8m max (19'8" max x 12'5" max).

Ensuite 1.9m x 1.4m (6'2" x 4'7").

Bedroom Four 5.6m max x 4.8m max into bay (18'4" max x 15'8" ma.

THIRD FLOOR

Showers 1.8m x 1.2m (5'10" x 3'11").

Bedroom Five 5.1m max x 3.8m max (16'8" max x 12'5" max).

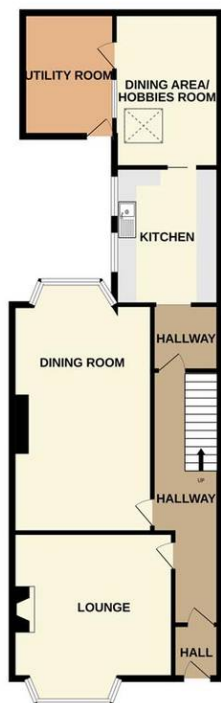
WC 1.5m x 1.1m (4'11" x 3'7").

Bedroom Six 5.7m max x 4.0m max (18'8" max x 13'1" max).

WC



GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



2ND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



3RD FLOOR
566 sq.ft. (52.6 sq.m.) approx.



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

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, 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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Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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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