



3 Royal Sands North Marine Road, Scarborough, YO12 7HU

Guide Price £129,950

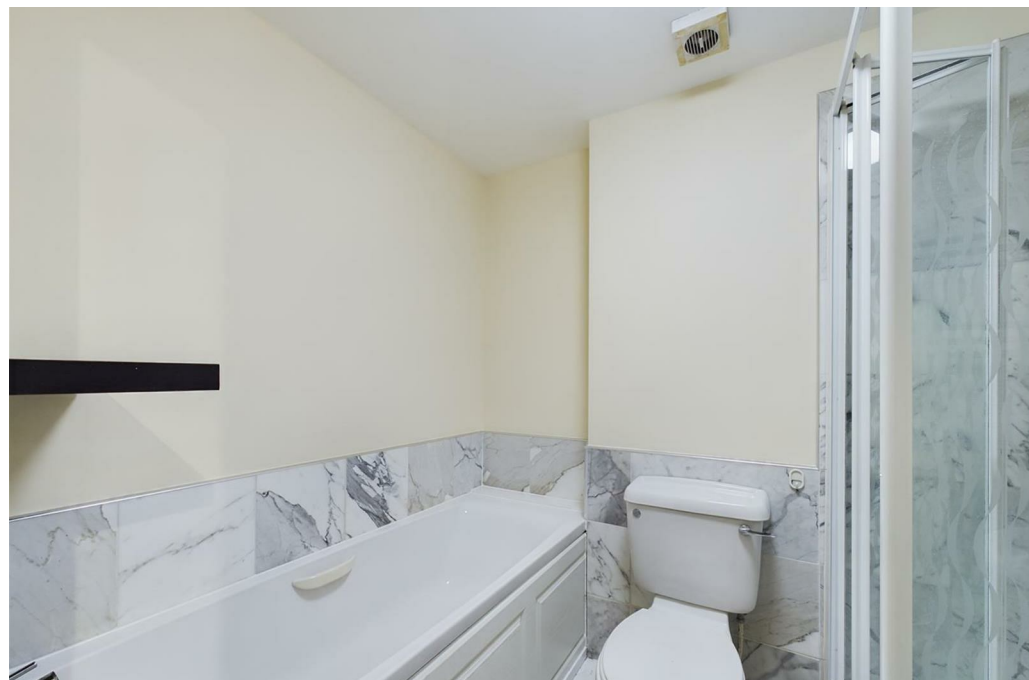
- Spacious two-bedroom apartment
- Contemporary house bathroom with three-piece suite
- Near to Open Air Theatre & Cricket Pitch
- Modern fitted kitchen with integrated appliances
- Double glazing, electric heating
- Lift access
- Principal bedroom with fitted wardrobes and en-suite shower room
- Prime North Bay location close to the beach
- Chain Free

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A beautifully presented two-bedroom chain free first floor apartment situated within the sought-after Royal Sands development on Scarborough's popular North Bay. Offering well-planned accommodation, the property features a spacious open-plan living, dining and kitchen area, two generous bedrooms including a principal bedroom with en-suite shower room, a modern house bathroom and fitted storage. Benefitting from double glazing, electric heating and an EPC rating of C, this attractive apartment is ideally positioned close to the beach, town centre and local amenities, making it an excellent permanent residence, holiday home or investment opportunity.



Council Tax Band: B



Beautiful Two Bedroom First Floor Chain Free Apartment with Two Bathrooms and Spacious Open Plan Living

Situated within the sought-after Royal Sands development on Scarborough's beachfront, this well-presented two-bedroom apartment offers stylish coastal living with plenty of space.

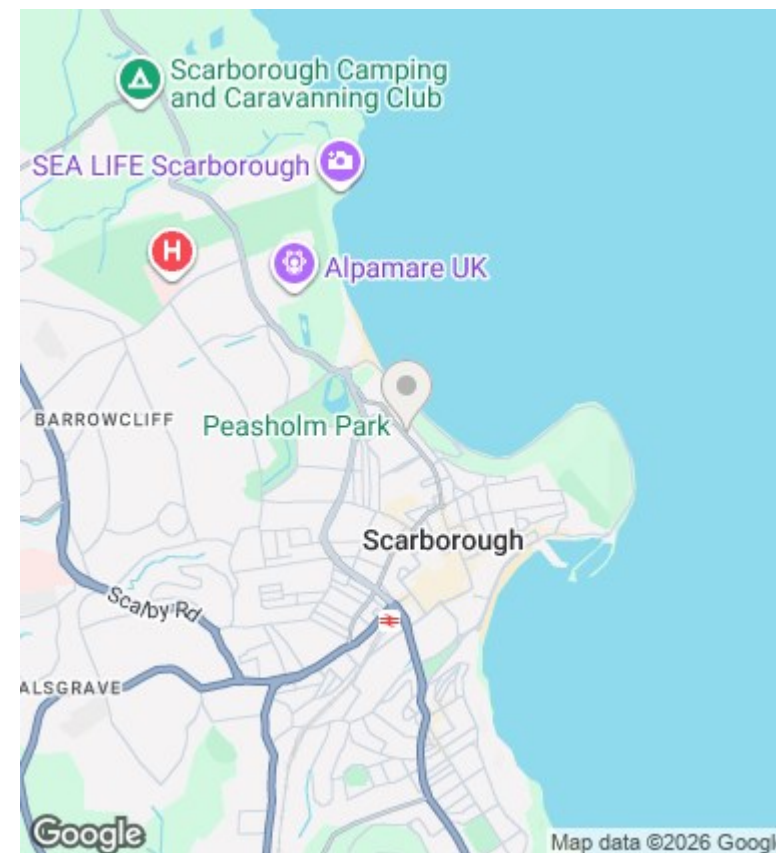
The property is accessed via a welcoming entrance hall which provides access to all principal rooms. The heart of the property is the impressive open-plan living, dining and kitchen area, a bright and spacious room featuring attractive bay windows that flood the space with natural light. The contemporary fitted kitchen is equipped with a range of wall and base units, integrated oven and microwave, electric hob, extractor hood and ample worktop space, making it ideal for both everyday living and entertaining.

There are two well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and the benefit of an en-suite shower room. The second bedroom offers versatile accommodation and would be equally suited as a guest room, home office or additional double bedroom. A modern family bathroom completes the internal accommodation.

Further benefits include double glazing, electric heating, fitted storage and an Energy Performance Rating of C.

Royal Sands occupies an enviable position on Scarborough's North Bay, within easy reach of the beach, town centre, local amenities, restaurants, leisure facilities and excellent transport links. The property would make an ideal permanent residence, holiday home or investment purchase.





Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	