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HUNTERS

# North Marine Road, Scarborough

## Offers In Excess Of £80,000



Hunters are delighted to present this stylish one-bedroom apartment, perfectly blending modern comfort with thoughtful design.

Currently run as a successful holiday let, this property offers a fantastic investment opportunity or an ideal home for those seeking a vibrant coastal lifestyle.

The apartment features a contemporary kitchen with integrated appliances. The inviting living room provides a warm, open space for relaxing or entertaining. The spacious bedroom boasts a beautiful bay window, flooding the room with natural light. A modern shower room sits just off the bedroom, while a separate WC adds extra convenience. Residents also benefit from access to a communal backyard, offering a shared outdoor space to enjoy fresh air, socialise, or simply relax.

North Marine Road is located in Scarborough, a popular seaside town in North Yorkshire. Positioned close to the North Bay and scenic  
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33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)  
[scarborough@hunters.com](mailto:scarborough@hunters.com) | [www.hunters.com](http://www.hunters.com)

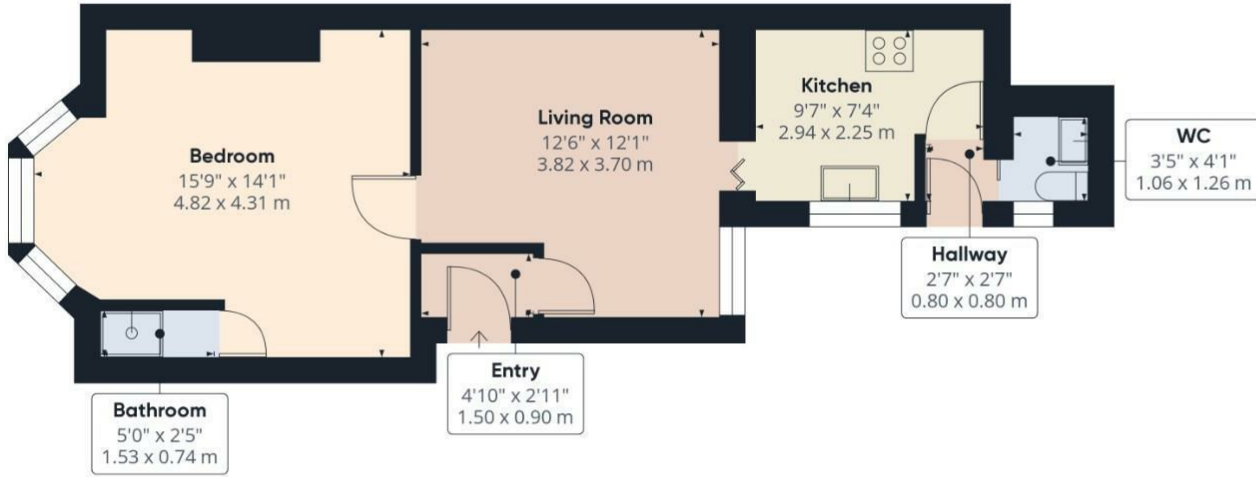


## KEY FEATURES

- Ground Floor Apartment
  - Modern Kitchen
  - One Bedroom
  - Town Location
  - Council Tax: A
    - EPC: D







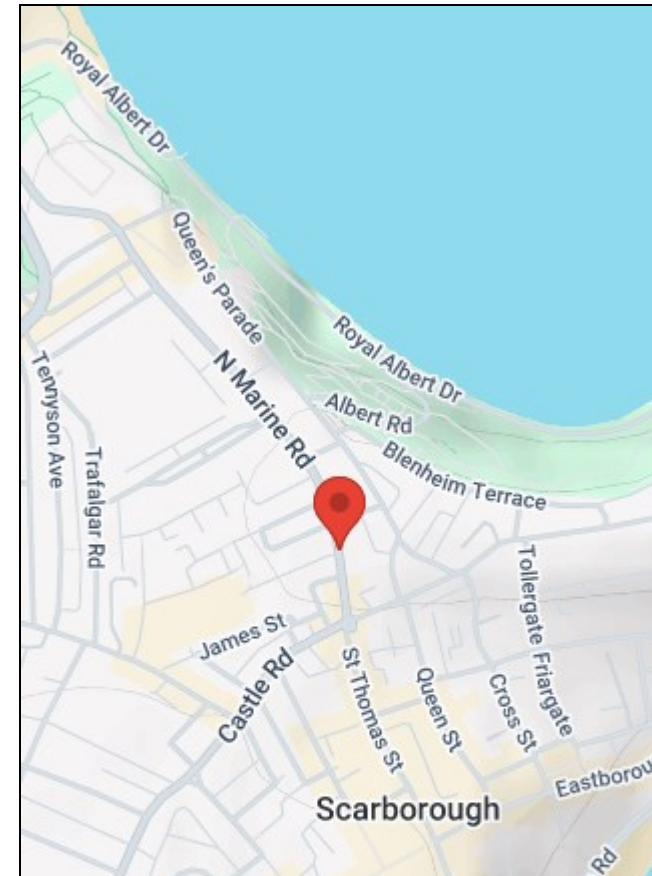
Approximate total area<sup>(1)</sup>  
429.38 ft<sup>2</sup>  
39.89 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	72

EU Directive 2002/91/EC

England & Wales

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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