



TOTAL FLOOR AREA: 2010 sq.ft. (186.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Hologram 02/20



£244,950

35 NORTH MARINE ROAD, SCARBOROUGH, YO12 7EY

- Four One Bedroom Flats
- Befitting Location
- Close To Town Centre
- All Occupied

A BLOCK OF FOUR SELF CONTAINED APARTMENTS ALL OCCUPIED AND TO BE SOLD IDEALLY WITH TENANTS IN SITU. SPREAD OVER FOUR FLOORS IN THIS POPULAR LOCATION CONVENIENT FOR BOTH BAYS AND THE TOWN CENTRE.



TIPPLE UNDERWOOD ESTATE AGENTS
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Property Description

The property when briefly described comprises communal entrance hall with storage area, ground floor flat with lounge, dining room, kitchen, bedroom and shower room. To the first floor is a one bedroom flat with lounge, kitchen, bedroom and bathroom. On the second floor is a one bedroom flat with combined kitchen living area, w/c, bedroom and ensuite shower room. To the second floor is a combined kitchen living room, wc, shower room and bedroom. Steps up to the front of the property and two parking spaces to the rear. The annual rents are totalling £22800 per annum.

COMMUNAL ENTRANCE

FLAT 1

LOUNGE

14' 2" x 15' 8" (4.32m x 4.78m)

DINING ROOM

12' 9" x 10' (3.89m x 3.05m)

HALL

KITCHEN

19' 9" x 6' (6.02m x 1.83m)

BEDROOM

12' 9" x 10' 3" (3.89m x 3.12m)

SHOWER ROOM

LANDING

FLAT 2

HALL

LOUNGE

15' 9" x 11' 4" (4.8m x 3.45m)

KITCHEN

12' 9" x 6' 9" (3.89m x 2.06m)

BEDROOM

9' 8" x 6' 6" (2.95m x 1.98m)

BATHROOM

LANDING

FLAT 3

HALL

KITCHEN/LIVING ROOM

18' x 6' (5.49m x 1.83m)

BEDROOM

13' 3" x 10' 2" (4.04m x 3.1m)

ENSUITE

WC

LANDING

FLAT 4

HALL

KITCHEN/ LIVING ROOM

16' 3" x 13' 2" (4.95m x 4.01m)

BEDROOM

13' 4" x 10' 8" (4.06m x 3.25m)

SHOWER ROOM

WC