



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£49,000

FLAT 2, 23 NORTH MARINE ROAD, SCARBOROUGH, YO12 7EY

- Cash Buyers Only
- First Floor
- One Bedroom
- Bay Fronted Lounge

*****CASH BUYERS ONLY***** A ONE BEDROOM FIRST FLOOR FLAT IN THIS POPULAR TOWN CENTRE LOCATION. LOCATED CLOSE TO ALL THE TOWN CENTRES AMENITIES BOTH BAY'S AND THE FAMOUS SCARBOROUGH CRICKET GROUND.



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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

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 382 sq.ft. (35.5 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 is given.
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GROUND FLOOR

COMMUNAL ENTRANCE HALL

FIRST FLOOR

HALLWAY

LOUNGE

15' 9" x 10' 9" (4.8m x 3.28m) max

KITCHEN

10' x 7' 3" (3.05m x 2.21m)

BEDROOM

12' 4" x 10' 9" (3.76m x 3.28m) max

ENSUITE



Property Description

In need of some updating and modernisation the property when briefly described comprises, communal entrance hall, hallway, bay fronted lounge, kitchen, double bedroom and ensuite shower room. Gas central heating is installed, and the property has no onward chain.

