



150 North Marine Road, Scarborough YO12 7HZ  
Price Guide £200,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



+++ CPH are pleased to offer to the market this substantial seven bedroom mid-terrace house with the benefit of two reception rooms, breakfast room, utility room and downstairs WC. There are Seven bedrooms with two of the bedrooms having en-suite shower rooms. the property is in a convenient location being within walking distance of the town Centre, Peasholm Park, the open air theatre and other north side attractions.+++

The property should suit a variety of purchasers including investors and those wanting a large property. The property will be offered with Vacant possession and No onward chain. Viewing is recommended, please call our friendly team today on 01723 352235 to arrange.

#### ACCOMMODATION:

##### GROUND FLOOR:

Entrance Lobby

Entrance Hall

Lounge

14'4" x 13'8"

Dining Room

17'8" max x 11'1" max

Breakfast Room

11'6" x 9'5"

Kitchen

12'8" x 9'5"

Rear Lobby

Utility Room

10'11" x 6'6"

Separate WC





## FIRST FLOOR

Bedroom 1 (Rear)  
7'10" x 9'6"

En-suite Shower Room

Bathroom

Landing

Bedroom 4 (Front)  
10'7" x 6'9"

Bedroom 3 (Front)  
15'6" x 10'11"

Bedroom 2 (Rear)  
9'5" x 14'1" (widening to x 11'6")

En-suite Shower Room

## SECOND FLOOR:

Bedroom 5 (Front)  
15'10" x 10'10"

Bedroom 6 (Front)  
9'3" x 6'11"

Bedroom 7 (Rear)  
14'2" x 11'7"

Property Reference:  
GV040622



Interested? Get in touch:

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www.cphproperty.co.uk

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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



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 misstatement. This plan is for guidance purposes only and should be used as such for 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. Made with Bluebeam 12/22



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

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
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