

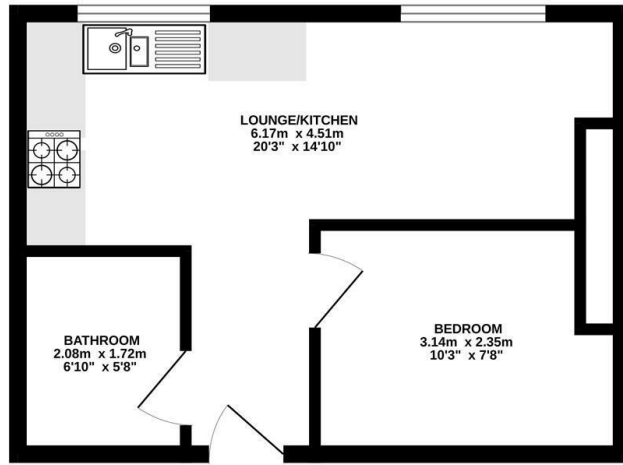


10 Gibson Court, North Marine Road, Scarborough, YO12 7HS

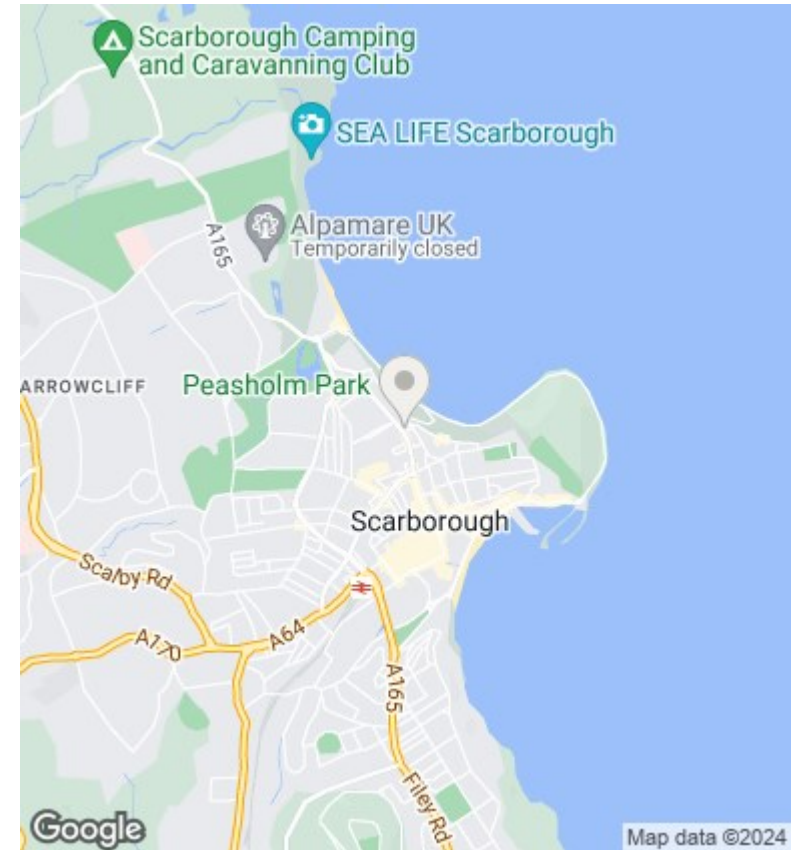
£79,950

- **GROUND FLOOR**
- **FRONT FACING LOUNGE**
- **GAS CENTRAL HEATING**
- **STUDIO APARTMENT**
- **CAR PARKING ON A FIRST COME FIRST SERVED BASIS**
- **IDEAL FIRST TIME BUY OR SEASIDE BOLT HOLE**
- **INTEGRATED APPLIANCES**
- **CENTRAL POSITION**
- **FULLY FURNISHED**

GROUND FLOOR
27.9 sq.m. (300 sq.ft.) approx.



TOTAL FLOOR AREA: 27.9 sq.m. (300 sq.ft.) approx.
Measurements are approximate - not to scale. Illustrative purposes only.
Made with Metriplex 12/2023



Viewings

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

Council Tax Band

A

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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	