

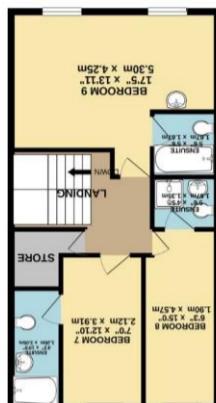


TOTAL FLOOR AREA: 3056 sq.ft. (283.9 sq.m.) approx.

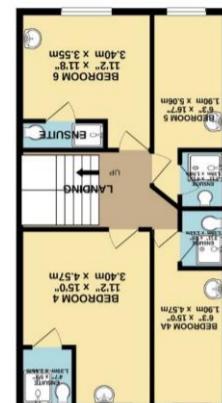
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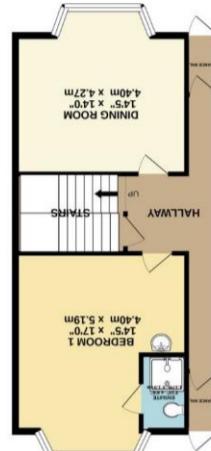
3RD FLOOR  
80 sq.ft. (53.9 sq.m.) approx.



**2ND FLOOR**



595 sq. ft. (55.3 sq. m.) approx.



614 sq. ft. (57.0 sq.m.) approx.  
GROUND FLOOR



**LOWER GROUND FLOOR**



**39 North Marine Road, Scarborough, YO12 7EY**



# Harris Shields Collection

## An 11 bedroom Guest House With HMO Licence

- ✓ For Sale by Modern Auction – T & C's apply
- ✓ Subject to Reserve Price
- ✓ Buyers fees apply
- ✓ The Modern Method of Auction
- ✓ 11 Bedroom House
- ✓ 11 En-Suites Also
- ✓ HMO Or Guest House
- ✓ Large Car Park

Guide Price £370,000

### Description

STARTING BID £370,000 CAN BE USED AS AN HMO ( LICENCED ) OR AS A GUEST HOUSE. POTENTIAL INCOME WHEN FULLY LET IS £5,400 per month . A well presented 11 bedroom grade II listed house in this ever popular North-Side location close to the town centre and the beach. The property comes equipped with gas central heating and also offers a large car park capable for upto 13 vehicles. The accommodation briefly comprises, lower ground floor, large lounge with french doors to front courtyard, hallway, large fitted kitchen, utility room and wc, lower enclosed courtyard with storage and stairs to car park. Ground floor; entrance hallway, dining room and bedroom with en-suite, hallway offers access to car park also. First floor; two bedrooms with en-suites, owners quarters with bedroom with spa bath, dressing room and w.c. Second floor; four bedrooms with en-suites. Third floor; three bedrooms with en-suites. Also qualifies for business rates relief. Viewings are strictly via appointment with Harris Shields Collection. COMMERCIAL FINANCE REQUIRED FOR THIS PROPERTY. IF YOU REQUIRE FINANCE PLEASE CHECK YOU QUALIFY BEFORE BOOKING A VIEWING.

### Additional Information

Council tax band

