



## 47 Esplanade Road

South Cliff, Scarborough, YO11 2AT

**Guide Price £150,000**



Ellis Hay is delighted to bring to the market this 2 bedroom apartment in the ever popular South Cliff area close to the Esplanade, local shops and facilities on Ramshill and transport links to Filey and Scarborough. When briefly described the property comprises a staircase from the internal front door which opens into a dining room/hallway, lounge with built in seating, kitchen, 2 bedrooms with built in storage and a bathroom. In our opinion, the jewel in the crown of the property is the rooftop terrace accessed from the hallway. With tiled flooring and modern glass balustrade, the terrace provides the perfect space for morning coffee or evening drinks enjoying the views of Olivers Mount. No holiday lets. Sold with NO ONWARD CHAIN, we highly recommend an early viewing of this appealing property.





## COMMUNAL FRONT DOOR

stairs leading to this third floor flat

## FLAT DOOR

Vestibule area with window overlooking the side of the property and stairs leading up to the accomodation.

## DINING ROOM/HALLWAY

UPVC window overlooking the side of the property. Telecom entrance . Overhead light, coving and radiator. Doors to all rooms. Loft access. UPVC door giving access to the roof terrace.

## LOUNGE

with built in upholstered bench seating, radiator, shelving, TV point and UPVC window looking over Olivers Mount.

## KITCHEN

with range of base and wall units, integrated electric ceramic hob and oven with extractor hood over, inset resin sink unit, integrated fridge freezer and dishwasher. Overhead lighting, radiator and UPVC window overlooking the rear of the property.

## BEDROOM ONE

with built in wardrobes, laminate floor, overhead lighting and radiator. UPVC window overlooking the rear of the property.

## BEDROOM TWO

with built in wardrobe, overhead lighting and radiator. UPVC window overlooking the rear of the property.

## BATHROOM

with white three piece suite, electric shower over the bath, extractor, skylight and heated towel rail.

## OUTSIDE

Roof terrace accessed from the dining hallway. With tiled flooring and modern glass balustrade.

## DIRECTIONS

from the Railway Station proceed across Valley Bridge onto Filey Road, continue straight, turn left just before Tuscany Too, the property is on the left about halfway down

## TENURE

The property is a Freehold and the block is currently managed by Ellis Hay and the maintenance fees for 2023 were in the region of £625

## Area Map

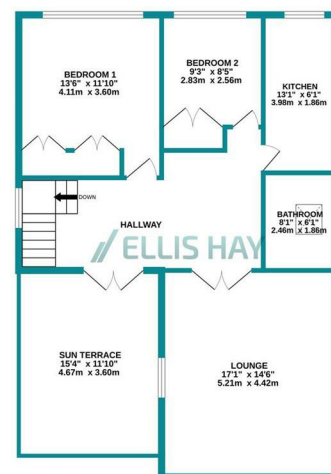


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>59</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Council Tax Band: A

## Tenure: Freehold



TOTAL FLOOR AREA: 822 sq. ft. (76.1 sq. m.) (approx.)  
Where necessary, measurements have been made to the nearest millimetre. Measurements are given in feet and inches and in metres and centimetres. The measurements are given for information only and should not be used as a basis for any legal proceedings. The measurements and area are given for information only and should not be used as a basis for any legal proceedings. The measurements and area are given for information only and should not be used as a basis for any legal proceedings.

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