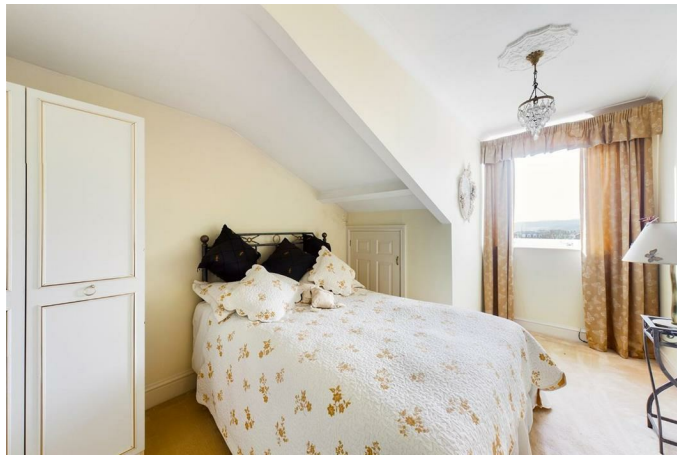




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Esplanade, Scarborough | By Auction £90,000  
Call us today on 01723 336760



### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Entrance Hall  
Entry phone, loft access,  
radiator and power points.

Lounge  
16'0" x 16'1"  
Double glazed window with  
sea and castle views to the  
front aspect, dado rail,  
coving, radiator, feature  
fireplace, TV point and  
power points.

Kitchen/Diner  
9'2" x 7'3"  
Double glazed window with  
sea and castle views over  
the Scarborough Spa to the  
front aspect, coving, radiator,  
range of wall and base units  
with roll top work surfaces,  
tiled splash back, plumbing  
for washing machine, sink  
and drainer unit, space for  
fridge/freezer, electric oven,  
gas hob, extractor hood and  
power points.

Bedroom 1  
14'1" x 10'0"  
Double glazed window with  
Olivers Mount views to the  
rear aspect, dado rail,  
cupboard housing boiler,  
coving, fitted wardrobes,  
radiator and power points.

Bedroom 2  
14'2" x 9'6"  
Double glazed window with  
Olivers Mount views to the

rear aspect, radiator and  
power points.

Bathroom  
Coving, radiator, partially  
tiled walls, extractor fan and  
three-piece suite comprising  
of: corner bath with mixer  
taps and shower  
attachment, low flush WC  
and wash hand basin with  
pedestal.

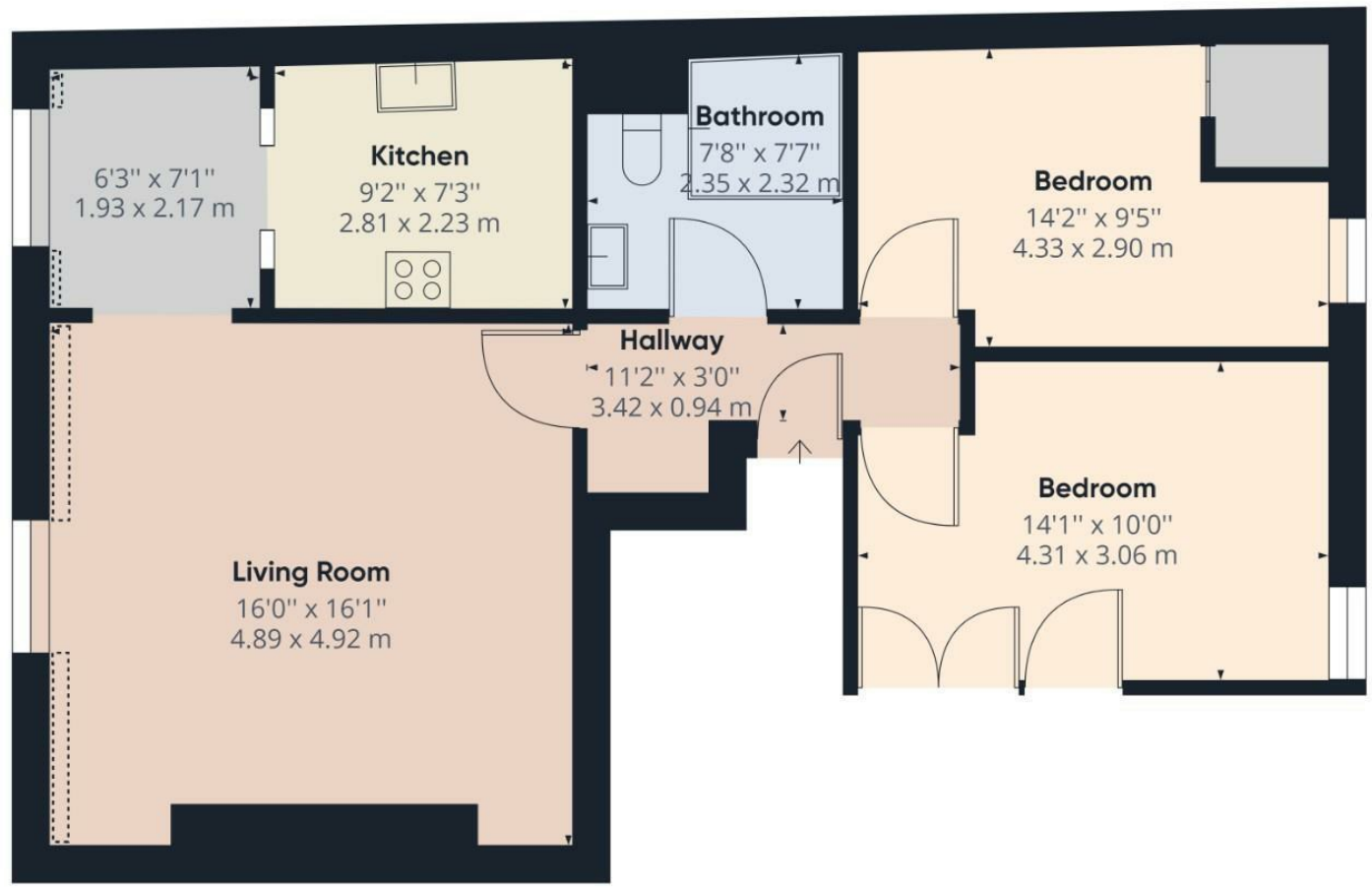
Material Information  
Scarborough  
Council Tax- B  
EPC- D  
Leasehold - 165 years  
remaining  
Ground Rent £35 per year  
paid to East Coast Property  
Management  
Service Charge £1655.25 per  
year paid to East Coast  
Property Management  
No Holiday Lets  
Boomin/OTM – Overnight  
feeds

**Hunters are delighted to bring to the market this WELL PRESENTED TOP FLOOR apartment located in the HIGHLY SOUGHT AFTER Esplanade area offering TWO DOUBLE BEDROOMS and SEA and CASTLE views to the front aspect and OLIVER MOUNT VIEWS to the rear aspect. Benefiting from DOUBLE GLAZING and GAS CENTRAL HEATING this property would make the perfect HOLIDAY HOME, INVESTMENT or PERMANENT RESIDENCE.**

**This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.**

**The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.**

**Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.**



**Approximate total area<sup>(1)</sup>**

740.70 ft<sup>2</sup>  
68.81 m<sup>2</sup>

**Reduced headroom**

7.88 ft<sup>2</sup>  
0.73 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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