



## Esplanade Gardens, Scarborough

- Modern Interior
- Sought After Location
- Holiday Letting Potential
- One Double Bedroom
- Close To Amenities

**Offers In Excess Of £150,000**

**Tenure: Leasehold**

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



# Esplanade Gardens, Scarborough

## DESCRIPTION

Hunters are pleased to bring to the market this IMMACULATE GARDEN APARTMENT offering ONE DOUBLE BEDROOM, OPEN PLAN LIVING ROOM/KITCHEN/DINER and PRIVATE FORECOURT. Benefitting from UPVC DOUBLE GLAZING and ENERGY EFFICIENT ELECTRIC HEATING creating the ideal home for a range of buyers including couples, first time buyer and investors with HOLIDAY LETTING POTENTIAL.

This bright and airy abode briefly comprises of: Entrance hall leading to modern living room/kitchen/diner with integrated appliances, spacious double bedroom and bathroom with three piece suite. To the front of the property you are greeted with a private forecourt. To the rear of the property you are welcomed by a communal patio area.

This fantastic abode is ideally located on Scarborough's sought after Esplanade. This property is situated amongst a wealth of amenities and attractions including Ramshell Shopping Parade where a variety of local shops and eateries are located, Scarborough's South Bay Beach and Scarborough Castle, Italian Gardens, scenic walks over the Spa Bridge to Scarborough Town Centre and beyond. This property is not one to miss and internal viewings are highly recommended!



**Bathroom**  
5'7" x 6'11"  
1.71 x 2.11 m



Approximate total area<sup>(1)</sup>  
572.80 ft<sup>2</sup>  
53.21 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

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

Council Tax: B

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		59	59
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

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.

**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

### Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

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