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# Esplanade, Scarborough

Asking Price £265,000



Welcome to this TRULY UNIQUE ground floor apartment situated on the Esplanade in Scarborough! This TWO BEDROOM GEM features a MODERN interior, highlighted by a CHARMING bay-fronted window that offers a SEA VIEW. With its DESIRABLE location, you'll enjoy easy access to the beach and local amenities, making it the perfect coastal retreat. Whether you're looking for a home or a holiday escape, this apartment combines comfort and style in a special setting. DO NOT MISS OUT ON THE CHANCE TO MAKE THIS BEAUTIFUL PROPERTY YOURS!

This stunning living accommodation comprises: modern kitchen with ample counter space and essential appliances. The bright lounge provides a welcoming space for relaxation or entertaining guests. This apartment features two spacious double-sized bedrooms, each designed to offer comfort and versatility. The master bedroom boasts ample natural light, providing a serene retreat with plenty of space for a large bed and additional furnishings such as a dresser or seating area. The second double bedroom is equally generous, making it perfect for guests, children, or even as a home office. Both rooms are designed with contemporary finishes and thoughtful storage solutions, ensuring they are not only functional but also attractive. Complete with a clean and stylish bathroom ideal for those seeking a cosy, low-maintenance living environment.

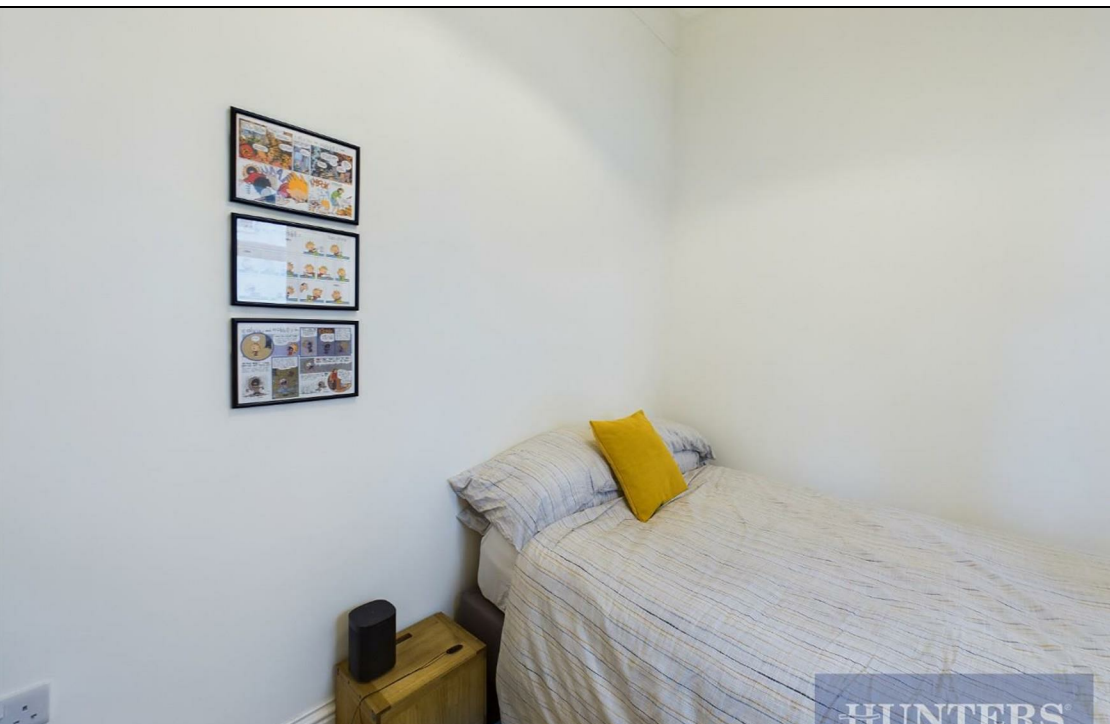
The Esplanade in Scarborough is a stunning waterfront promenade offering breathtaking sea views and easy access to sandy beaches. Within close proximity to charming cafes and beautiful gardens, it's the perfect spot for leisurely strolls. Enjoy the fresh sea breeze and vibrant coastal atmosphere year-round.

This high specification apartment seamlessly combines luxury and comfort, providing an ideal sanctuary for modern living. Contact the team today for further details.

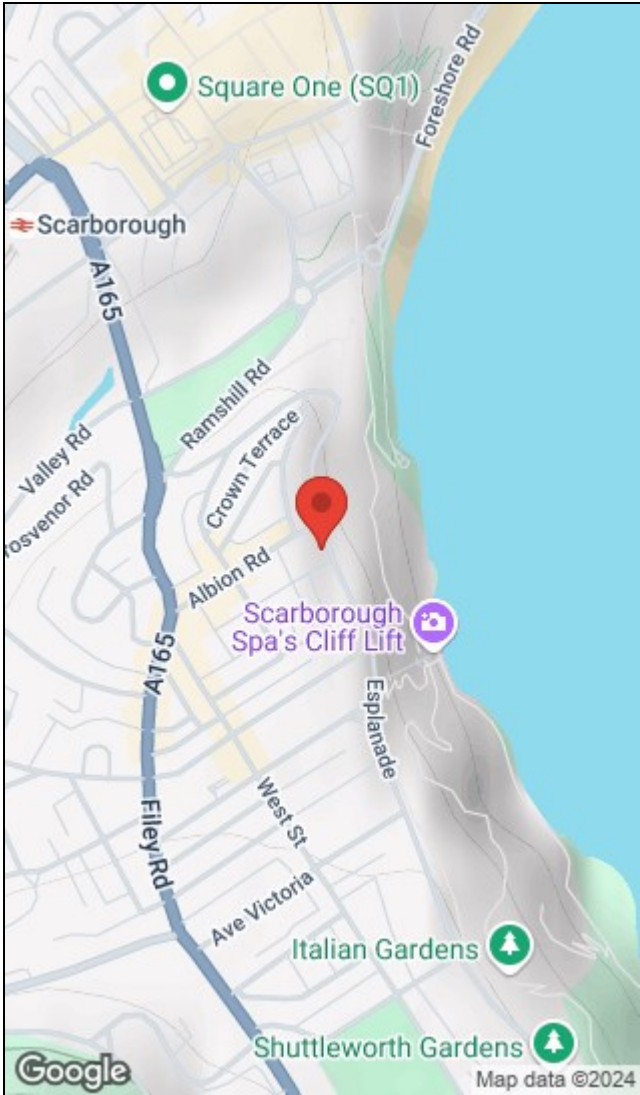
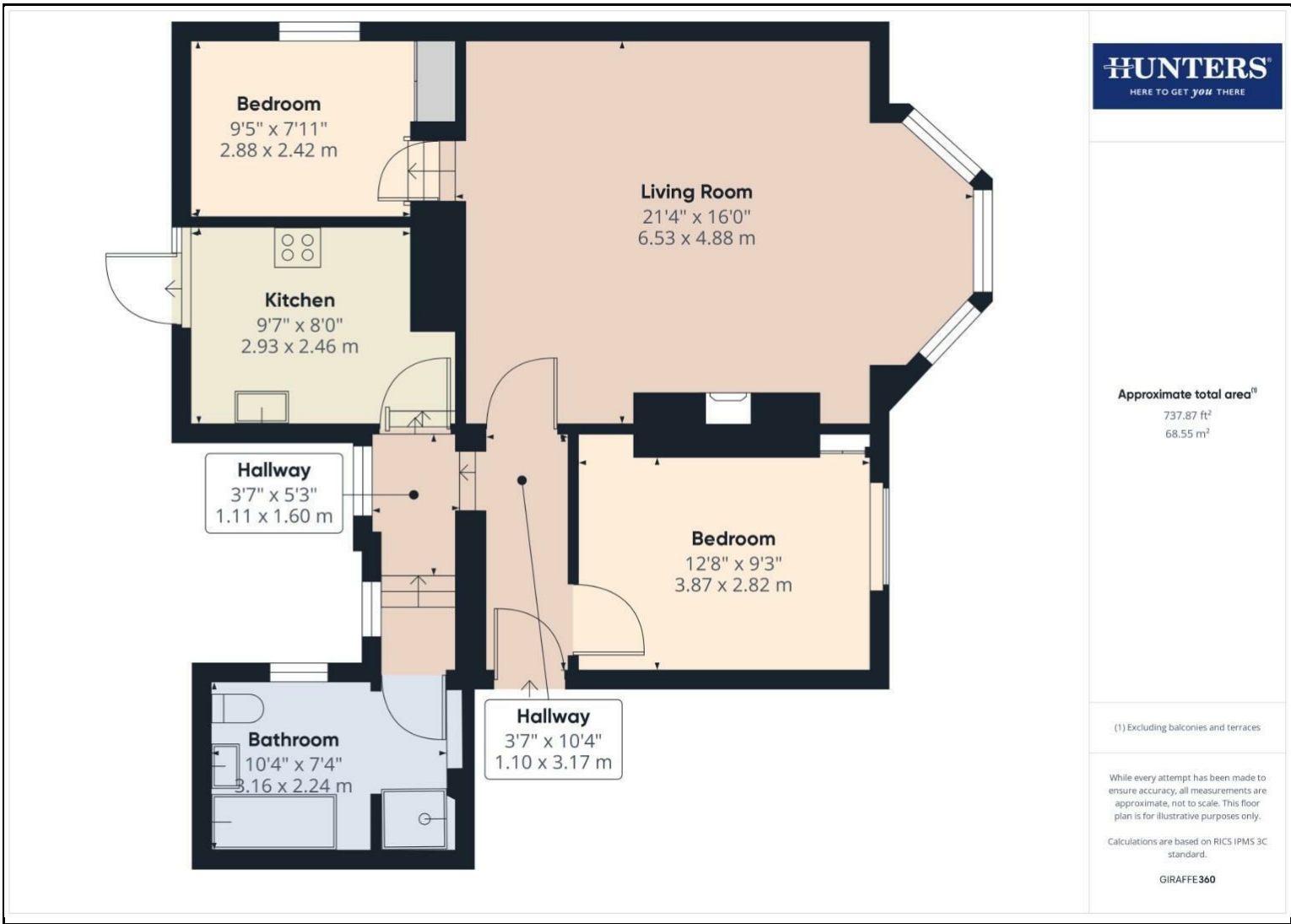
## KEY FEATURES

- Truly Special Ground Floor Apartment
  - Bay Fronted Lounge with Sea View
  - Two Generous Double Bedrooms
- Situated in a Prime Location on the Desired Esplanade
  - On Street Permit Parking Available
- Modern Interior with a Multitude of Character
  - EPC: D
  - Council Tax: B









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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	
	80		
	65		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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