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HUNTERS<sup>®</sup>



# Esplanade Road, Scarborough

Asking Price £250,000



Hunters welcome to the market this **HIGHLY DESIRABLE TWO BEDROOM UPPER FLOOR APARTMENT** nestled on the heart of Scarborough's iconic **ESPLANADE**. Boasting **STUNNING SEA VIEWS** that stretch across the horizon, this contemporary home is flooded with natural light, creating a **TRANQUIL** yet **SOPHISTICATED** living space. Ideal for those seeking a **SERENE** lifestyle with all the conveniences of a **PRIME** location, this apartment provides easy access to the town's vibrant promenade, beaches, and local amenities, making it a perfect retreat or permanent residence! **DO NOT MISS OUT!**

This inviting living accommodation comprises: a stylish modern kitchen, equipped with sleek appliances, ample counter space, and clever storage solutions, making meal preparation a breeze. The lounge is bright and spacious, offering a welcoming area for relaxation or entertaining. This apartment features a spacious king-sized bedroom, perfect for restful nights and offering plenty of room for storage or additional furnishings. Alongside it, there's a versatile single room, ideal for use as a home office or guest bedroom. A contemporary bathroom completes the apartment, featuring a clean, minimalist design with modern fixtures for a refreshing and functional space.

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 exceptional property presents a rare opportunity to enjoy modern coastal living in one of Scarborough's most sought-after locations—early viewing is highly recommended.

## KEY FEATURES

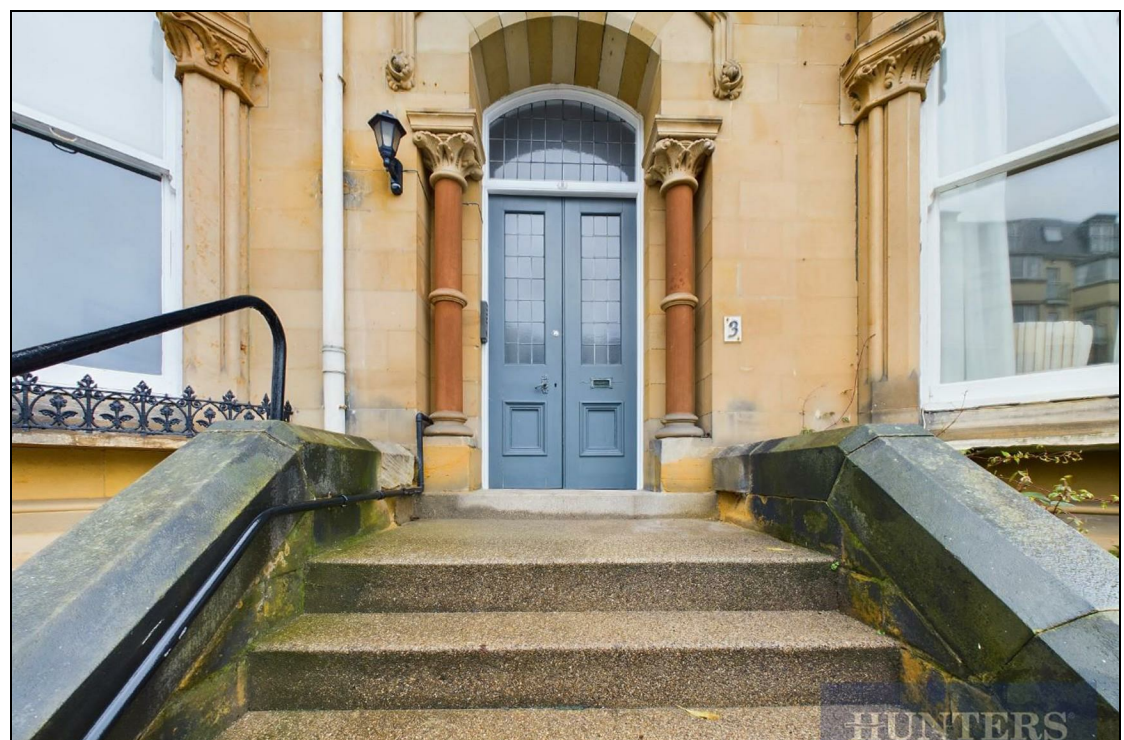
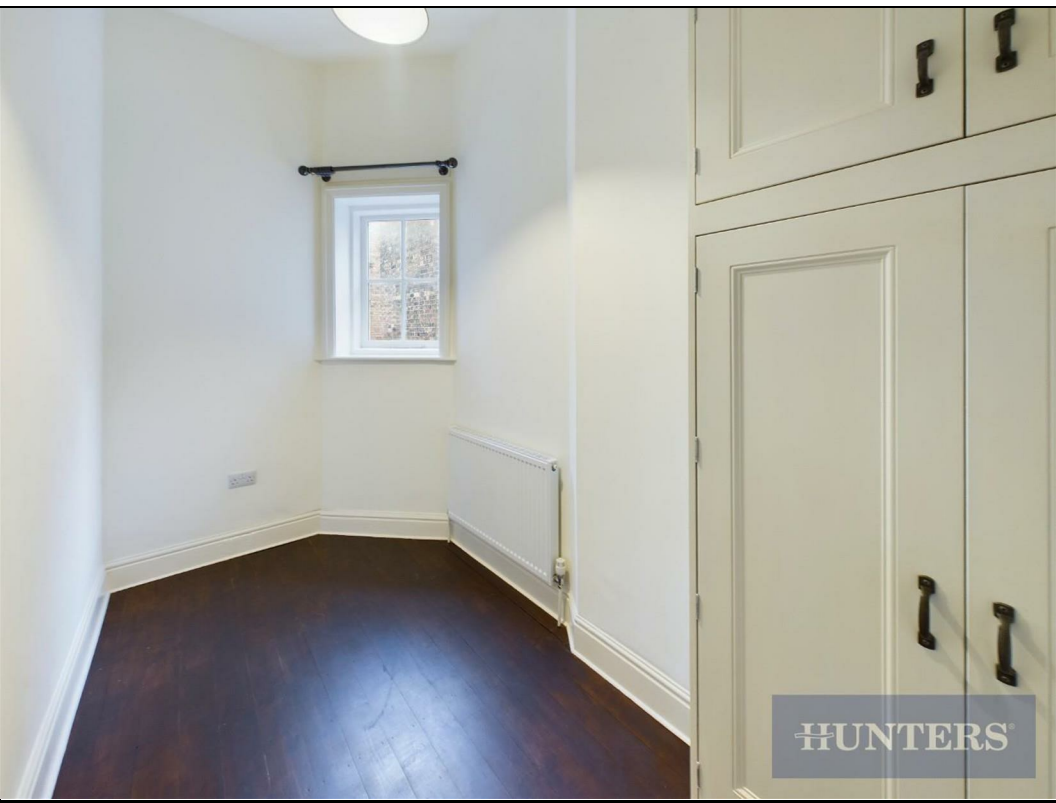
- Upper Floor Prestigious Apartment
  - Stunning Sea Views
- Situated in a Prime Location on the Desired Esplanade
  - Two Bedrooms
  - Access to Balcony
  - Council Tax: B
    - EPC: D



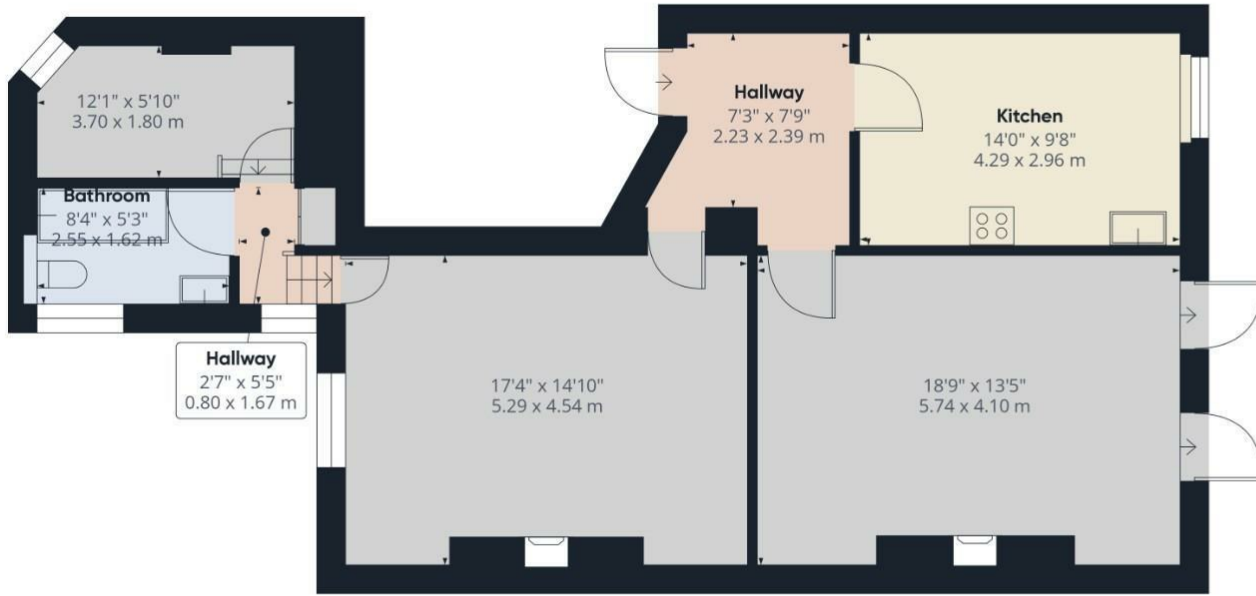












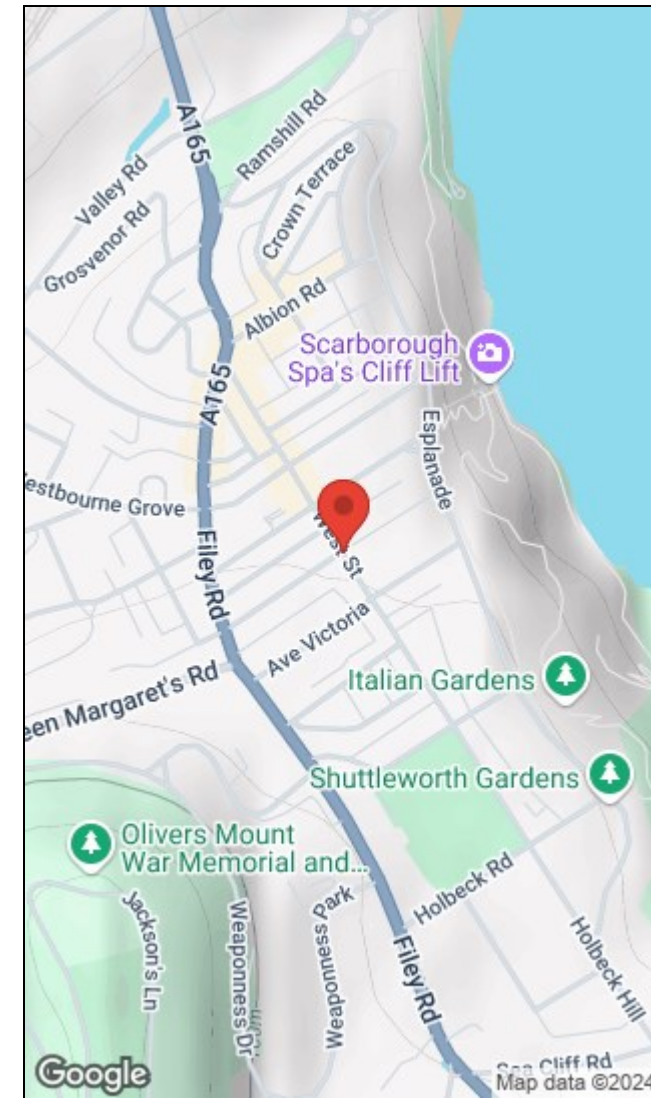
Approximate total area<sup>(1)</sup>  
849.49 ft<sup>2</sup>  
78.92 m<sup>2</sup>

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating	
Current	Potential
66	77
<small>Very energy efficient - lower running costs</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	
EU Directive 2002/91/EC	
England & Wales	

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

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