



## Esplanade, , Scarborough, YO11 2UZ

- Sold As Seen
- Second Floor Apartment
- Close To Amenities
- Three Double Bedrooms
- Sea Views
- Sought After Location

**£170,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Esplanade, , Scarborough, YO11 2UZ - £170,000

## DESCRIPTION

We are acting in the sale of the above property and have received an offer of £165,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts take place.

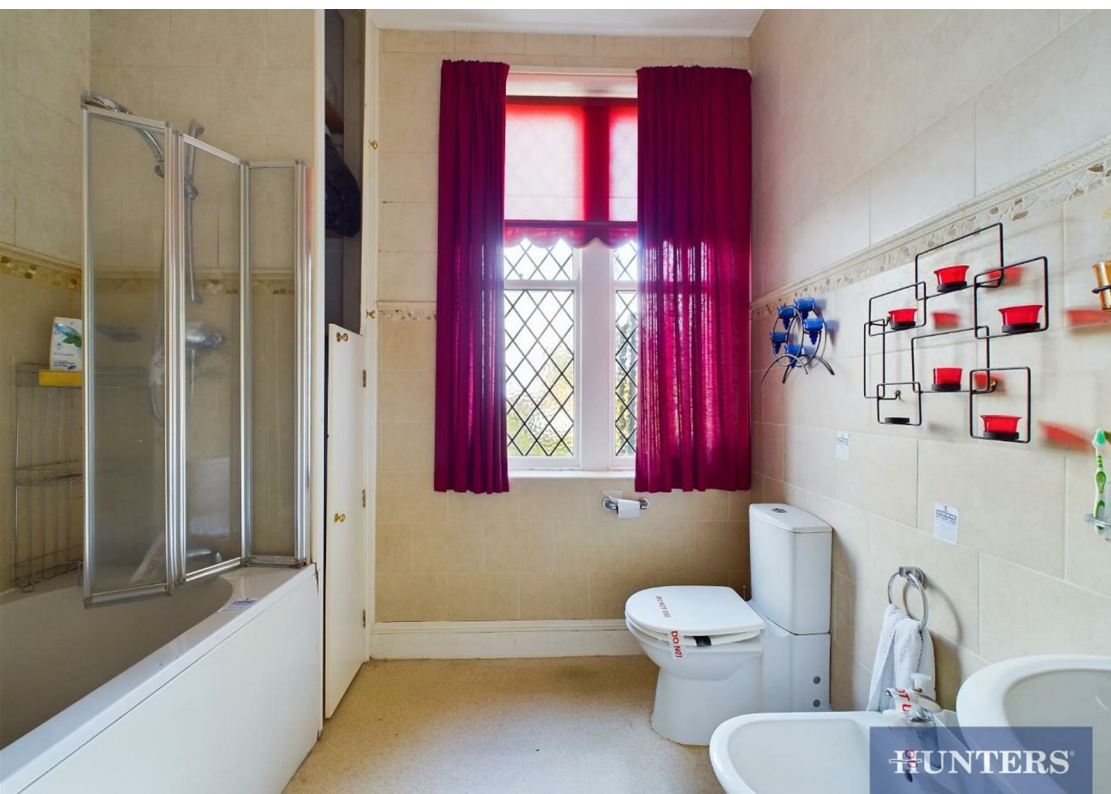
Hunters are pleased to bring to the market this SPACIOUS SECOND FLOOR APARTMENT offering THREE BEDROOMS and BREATHTAKING SEA VIEWS. Benefitting from GAS CENTRAL HEATING and an ABUNDANCE OF POTENTIAL this property will appeal to a range of buyers as a permanent residence or a luxury second residence.

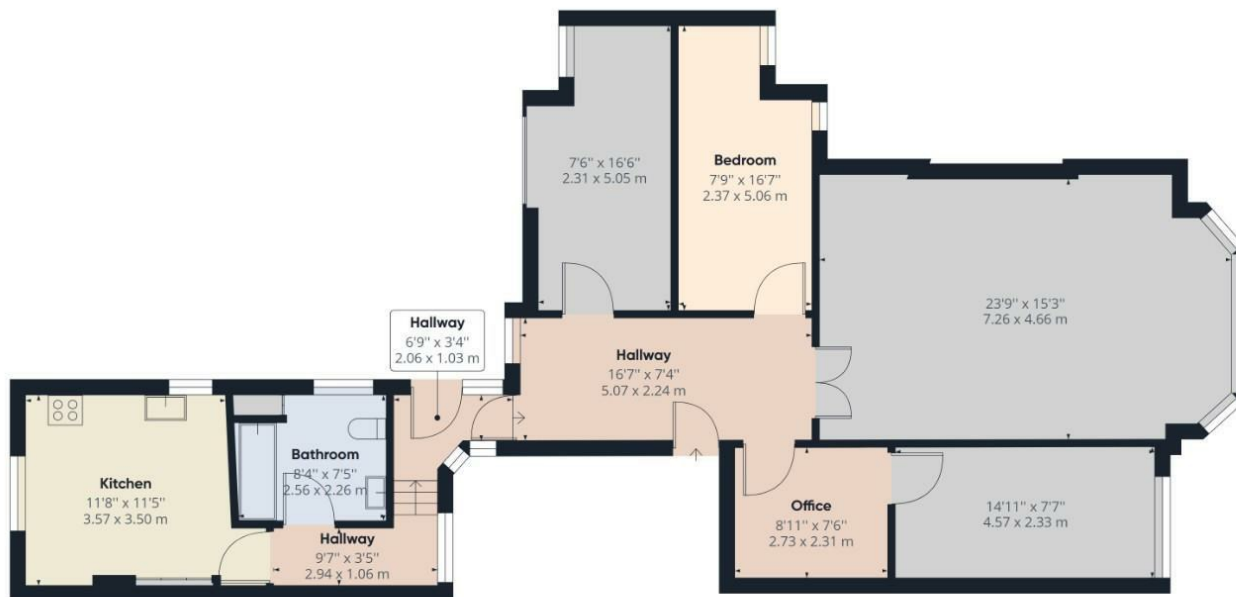
This bright and airy abode briefly comprises of: entrance hall leading to bay fronted living room with space for dining and sea views, kitchen ,office/second reception room, three double bedrooms two benefitting from sea views and family bathroom with four piece suite.

This fantastic accommodation is ideally located on Scarborough's sought after Esplanade. This property is situated amongst a wealth of amenities and attractions including Ramshill 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!









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

1187.97 ft<sup>2</sup>

110.37 m<sup>2</sup>

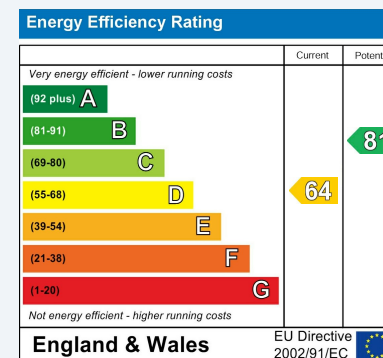
<sup>(1)</sup> Excluding balconies and terraces.

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

## 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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### 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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