



WILLOW GREEN

ESTATE AGENTS



8 Esplanade Crescent Scarborough, YO11 2XB

Guide price £235,000

Set in the heart of Scarborough's prestigious South Cliff, this bright and generously proportioned three-bedroom first-floor apartment boasts elevated sea views, a private balcony, and a location just moments from the Italian Gardens, Clock Tower, and Esplanade. Larger than many houses, this characterful home offers an abundance of space, natural light, and timeless appeal - ready to walk into and enjoy.

Accessed via a communal entrance hall with a telephone entry system, the apartment opens into a welcoming hallway with useful storage. The dual-aspect lounge is a highlight of the home, offering superb sea views and a feature fireplace, with ample room for a large dining table, perfect for entertaining. There is also a spacious breakfast kitchen, fitted with modern units, integrated oven, hob, extractor, and space for all appliances.

Two of the three bedrooms face the front and enjoy far-reaching sea views, one of which benefits from direct access to a balcony, ideal for enjoying fresh sea air and peaceful surroundings. The third bedroom is positioned to the side and includes fitted wardrobes.

The family bathroom is unusually large and features a modern white suite with a P-shaped bath, glass shower screen, and over-bath shower. There's also plumbing for a washing machine, a storage cupboard, and space for additional utility needs.

The apartment is warmed by gas central heating via a combi boiler, neatly housed in the entrance hall, and is fully double-glazed.

A superb opportunity to secure a light-filled and spacious seaside apartment in one of Scarborough's most historic and sought-after areas.

COMMUNAL ENTRANCE

Communal Entrance Hall for the three flats, stairs to the first floor landing.

ENTRANCE HALL

Telephone entry system, radiator, power points, storage cupboard housing the combi boiler.

LOUNGE/DINING ROOM



Bay window to the side aspect, feature fireplace with gas coal effect fire, TV point, radiator and power points.

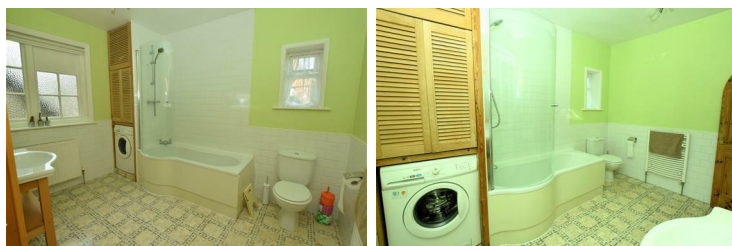
KITCHEN

14'7" x 10'10" (4.45m x 3.30m)



Window to the rear aspect, range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven with, four ring hob, extractor hood, space for dishwasher, space for fridge freezer, power points.

BATHROOM



Window to the side aspect, white three piece suite comprising of low flush WC, wash hand basin, P shaped bath with shower over, plumbing for washing machine, radiators.

BEDROOM ONE

12'1" x 8'10" (3.70m x 2.70m)



Window to the side aspect, fitted wardrobes, radiator, power points wood flooring.

BEDROOM TWO

15'7" x 13'1" (4.75m x 4.00m)



Bay widow to the front aspect with sea views, radiator, power points, wooden flooring.

BEDROOM THREE

9'10" x 9'10" (3.00m x 3.00m)



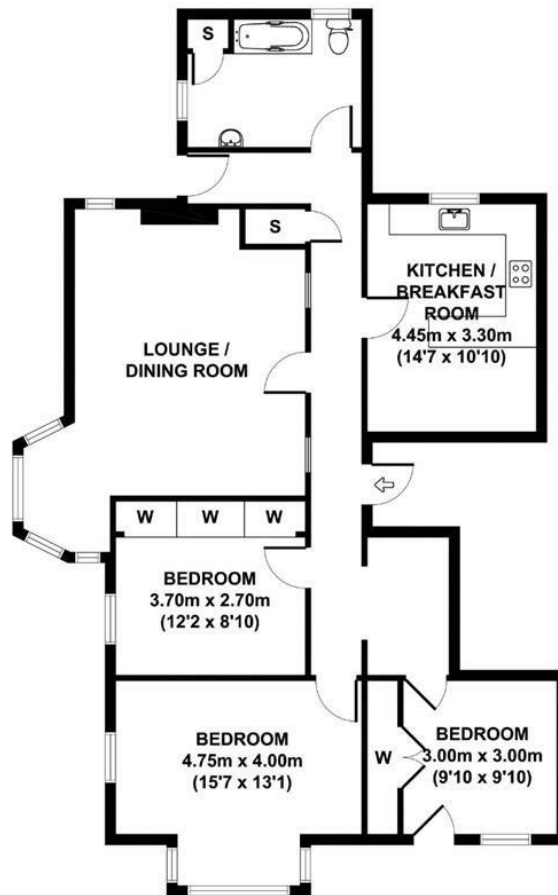
Window and door to the front aspect, leading to the balcony with sea views, radiator, power points, wooden flooring.

MAINTENANCE AGREEMENT IN PLACE

EPC BAND D

COUNCIL TAX TO BE CONFIRMED
CURRENTLY RUN AS A HOILDAY LET

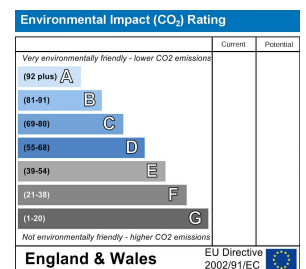
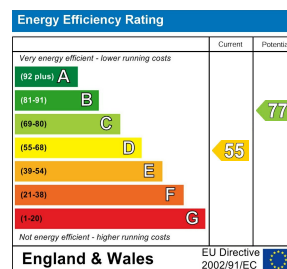
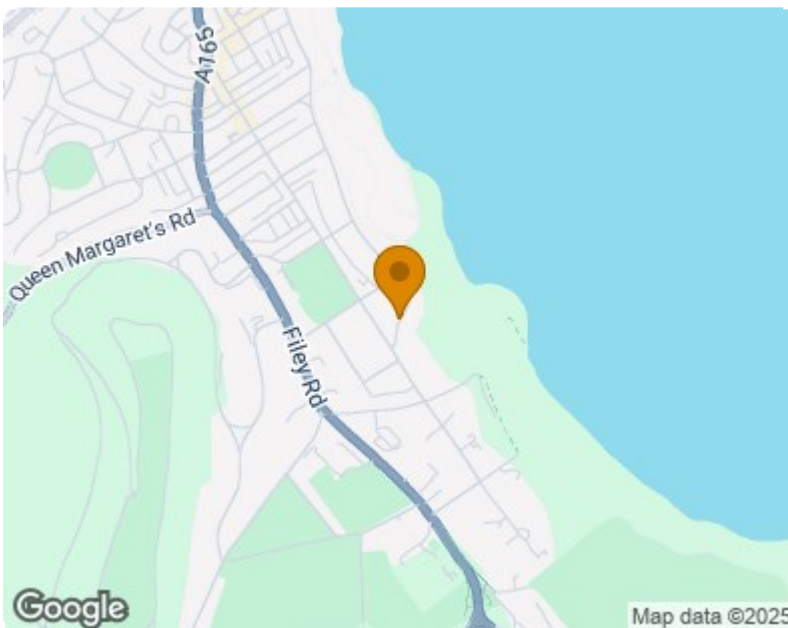




ESPLANADE CRESCENT 8

APPROX. GROSS INTERNAL FLOOR AREA 112 SQ M / 1206 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398