



Esplanade Road, Scarborough, YO11 2AU

With large spacious rooms throughout this FREEHOLD GROUND FLOOR FLAT is located only two minutes walk from Scarborough's Esplanade. Offered to the market with NO ONWARD CHAIN this flat is filled with GREAT FEATURES has a large living room, good sized kitchen and two double bedrooms as well as having access to a rear yard. With local shops, amenities and the Esplanade close by this flat is highly recommended for viewing.

Guide Price £120,000



COMMUNAL ENTRANCE

Communal entrance leading to flat.

HALLWAY

Cornicing, ceiling light, radiator and window.

INNER HALLWAY

Ceiling light, storage cupboard and understairs storage area.

LIVING ROOM

5.82 x 4.67 (19'1" x 15'3")

Sash bay window, fire with surround, radiator, ceiling light, ceiling rose and cornicing.

KITCHEN

4.92 x 3.12 (16'1" x 10'2")

Door to rear yard, two windows, fitted kitchen with range of cupboards and drawers, built in oven, hob and extractor, space for fridge freezer, space for washing machine, stainless steel sink, ceiling light and loft access.

BEDROOM ONE

4.29 x 4.61 (14'0" x 15'1")

Sash bay window, ceiling light, ceiling rose, cornicing, picture rail and radiator.

BEDROOM TWO

4.28 x 2.45 (14'0" x 8'0")

Sash window, radiator, ceiling light and wall light.

BATHROOM

1.94 x 3.02 (6'4" x 9'10")

Bath, hand basin, WC, window, wall mounted boiler, shower cubicle, heated towel rail/radiator and inset ceiling spotlights.

TENURE

Our vendor has informed us of the following:



Freehold flat with a maintenance agreement in place with a monthly charge of £50
Pets are allowed
AST's are allowed
Holiday lets are allowed



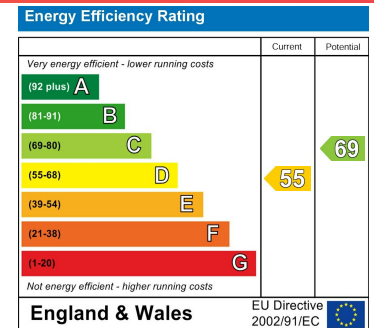
GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Blueprint 2024

Esplanade Road - 18629855
Council Tax Band - B
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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