



## Flat 1, 137 Queens Parade, Scarborough, YO12 7HY

Offers In Excess Of £100,000

- OFF STREET PARKING
- POPULAR NORTH BAY LOCATION
- IDEAL SECOND HOME
- SEA AND CASTLE VIEWS
- DUPLEX
- GAS CENTRAL HEATING

# 137 Queens Parade, Scarborough YO12 7HY

Experience coastal living with this 1-bed, 1-bath duplex retreat in Scarborough's north side. Enjoy stunning sea views across North Bay to the historic Scarborough Castle, featuring an open-plan layout flooded with natural light. Located moments from North Bay Beach, with allocated parking for convenience, it's an ideal opportunity to embrace a lifestyle of leisure and relaxation. Situated on Queens Parade, residents have easy access to amenities and attractions, from eateries to historic landmarks. Whether seeking a second home or an investment, don't miss the chance to make this coastal haven yours. Schedule a viewing today.



Council Tax Band: A





## Description

Discover the benefits of coastal living with this 1-bedroom, 1-bathroom gem nestled on the picturesque north side of Scarborough. The property has fantastic sea views across the North Bay, this residence offers not just a home, but an idyllic seaside sanctuary.

Upon entry, you're greeted by an open-plan layout seamlessly integrating the kitchen and living areas with natural light from the east facing window.

This property presents an exceptional opportunity to embrace coastal living with its prime location just moments away from Scarborough's iconic North Bay Beach, every day can feel like a holiday. Plus, the convenience of allocated, off-street parking ensures effortless access.

Situated on Queens Parade, residents enjoy easy access to a range of amenities, from eateries to shops. Whether strolling along the sandy shores, exploring historic Scarborough Castle, or indulging in seaside entertainment at the renowned Open Air Theatre, the possibilities for leisure and recreation are endless.

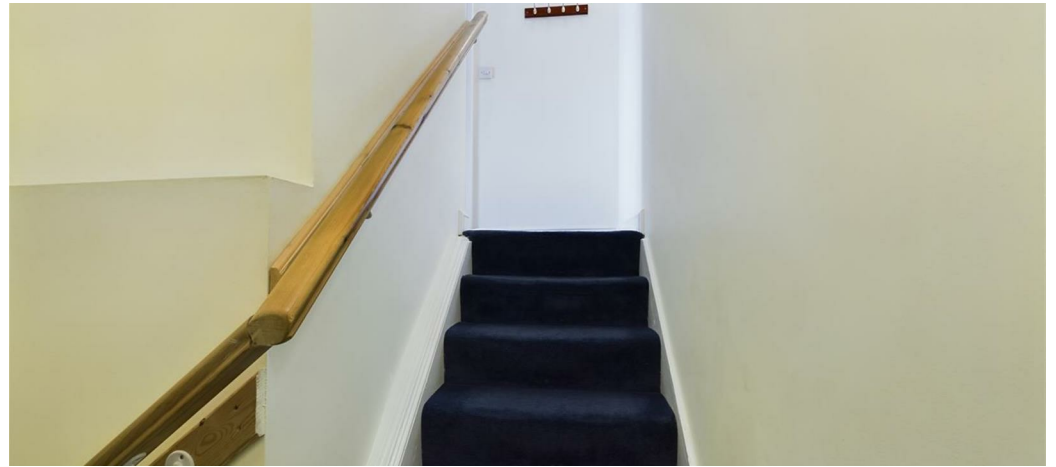
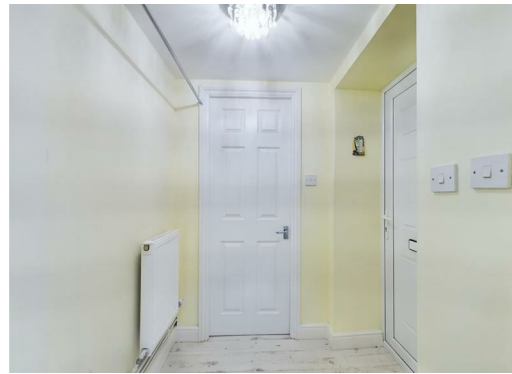
For those seeking a second home or an investment opportunity, this property presents an irresistible proposition. With its proximity to the beach and array of attractions, it promises not just a residence, but a lifestyle—one filled with the serenity of the sea and the vibrancy of coastal living.

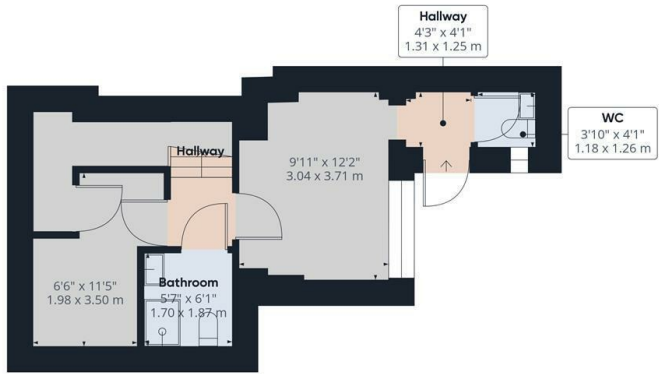
Don't miss out on the chance to make this coastal haven your own. Schedule an internal viewing today.











Floor 0



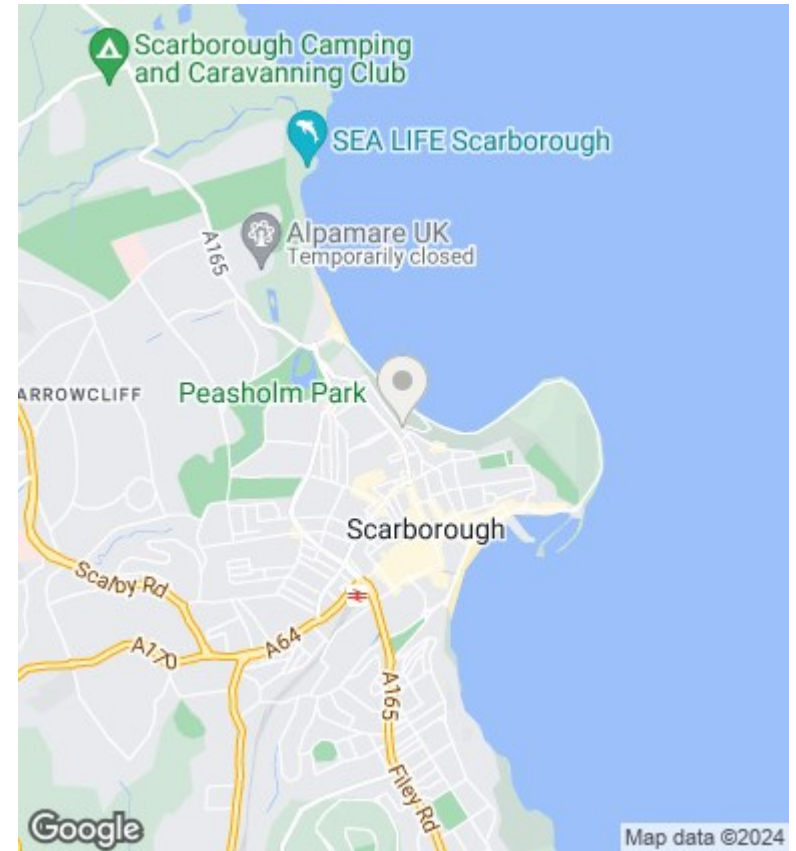
Floor 1

Approximate total area\*  
556.7 ft<sup>2</sup>  
51.72 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.

GIRAFFE360



## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

A

LOOKING TO SELL?

BOOK A NO OBLIGATION VALUATION TODAY

01723 377707

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	