



28 Esplanade Gardens, Scarborough, YO11 2AP

Reduced £365,000

- SEMI DETACHED PROPERTY
- MATURE GARDENS TO THE FRONT AND SIDE
- CLOSE TO A NUMBER OF LOCAL AMENITIES AND THE BEACH
- CHARACTERFUL AND QUIRKY THROUGHOUT
- DIVIDED INTO FOUR ONE BEDROOM APARTMENTS
- WOULD SUIT A VARIETY OF PURCHASERS INCLUDING INVESTORS
- WOOD BURNING STOVE
- SINGLE GARAGE
- POPULAR SOUTHCLIFF LOCATION
- GAS CENTRAL HEATING

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Andrew Cowen Estate Agents proudly present to the market this SEMI DETACHED PROPERTY SET ACROSS FOUR FLOORS, separated into FOUR, ONE BEDROOM APARTMENTS, boasting a SINGLE GARAGE and MATURE GARDENS TO THE FRONT AND SIDE. This property would appeal to a NUMBER OF BUYERS, including INVESTORS and those looking for MULTI GENERATIONAL LIVING



Council Tax Band: B



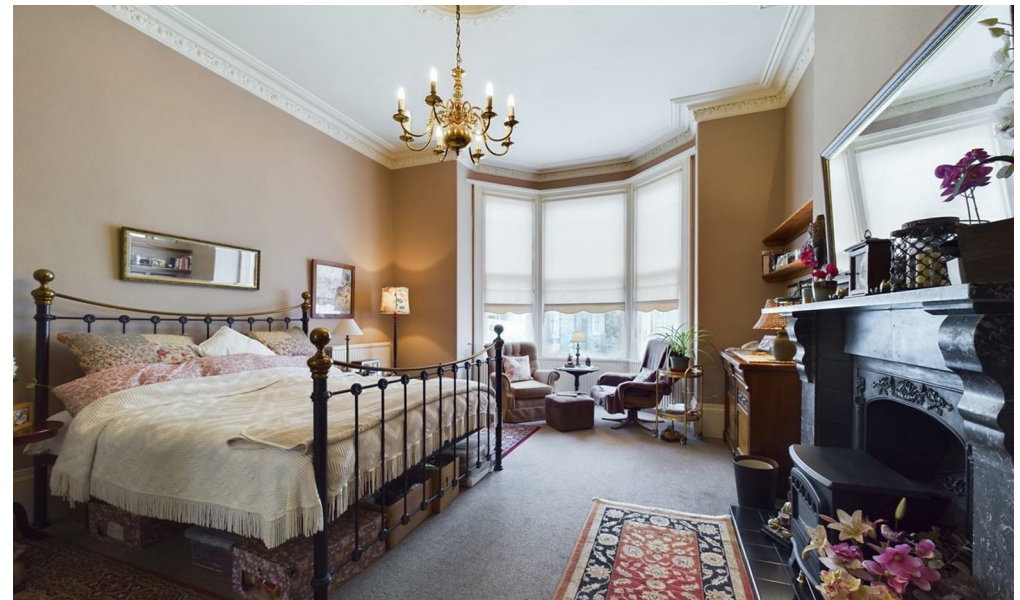
The properties are divided by a staircase leading from the kitchen on the ground floor flat but does also benefit from its own entrance to the rear on the garden level. These two flats are currently been utilized as a maisonette by the current vendors, but could easily be used as two separate units (subject to the relevant checks with the local authority and meeting the necessary regulations). Accessed from a communal entrance hall on the ground floor and up a staircase to the first floor landing flat 2 can be found.

This is a generous, self contained, one double bedroom unit with bay fronted lounge, a double bedroom with W/C, a separate kitchen and bathroom. This unit has its own service meters and registered separately for council tax (band a). This unit has previously been let on a shorthold tenancy at the rate of £525 pcm but is currently vacant.

Accessed via a communal entrance hall with stairs from the first floor up to the second floor, flat 3 can be found. This is a generous, self contained, one bedroom unit with lounge, a double bedroom, separate bathroom and kitchen.

The property benefits from a single garage to the side and a garden to the rear and side which is laid mainly to lawn and can be accessed from the side or from apartment 1B.

This property would appeal to a number of buyers, including investors, those looking for holiday let accommodation or to be utilised for multi generational living. Viewing is essential to appreciate the space, character and flexibility that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!









Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 3376.53 ft²
 313.69 m²

Reduced headroom
 16.36 ft²
 1.52 m²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

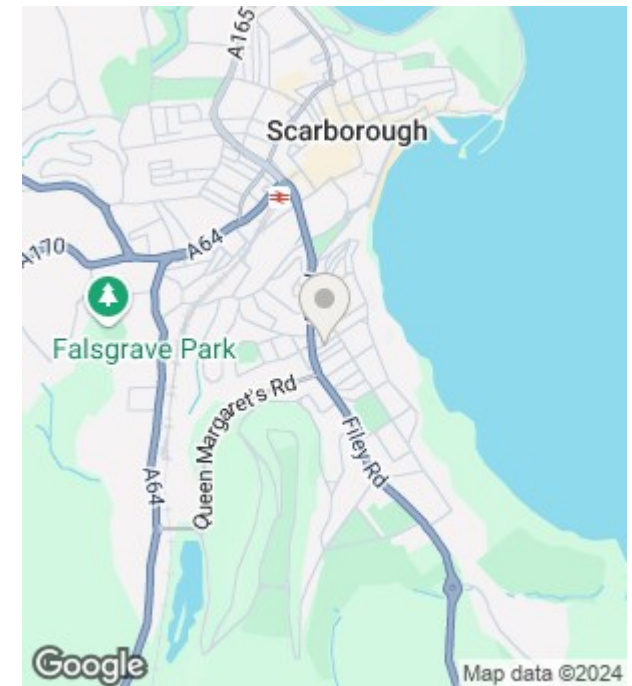
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Looking to Sell?

Book a no obligation valuation today!

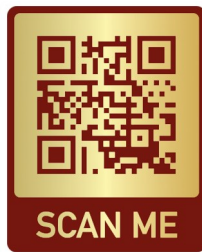
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Viewings

Call the office to make an appointment today!

01723 377707



View our website here!

