



## Esplanade Road, Scarborough, YO11 2AT

- First Floor Apartment
- Living Room with Bay Window
- Family Bathroom
- GARAGE
- Kitchen with Dining Space
- Two Double Bedrooms
- South Side Location

**Guide Price £140,000**



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## DESCRIPTION

**\*\* open to negotiation \*\***

Hunters are delighted to present this exceptionally spacious two-bedroom first-floor flat with a private garage, ideally located in the highly sought-after South Cliff area of Scarborough. Whether you're a first-time buyer, a downsizer, or an investor, this well-maintained and move-in-ready home offers an enviable blend of space, style, and location.

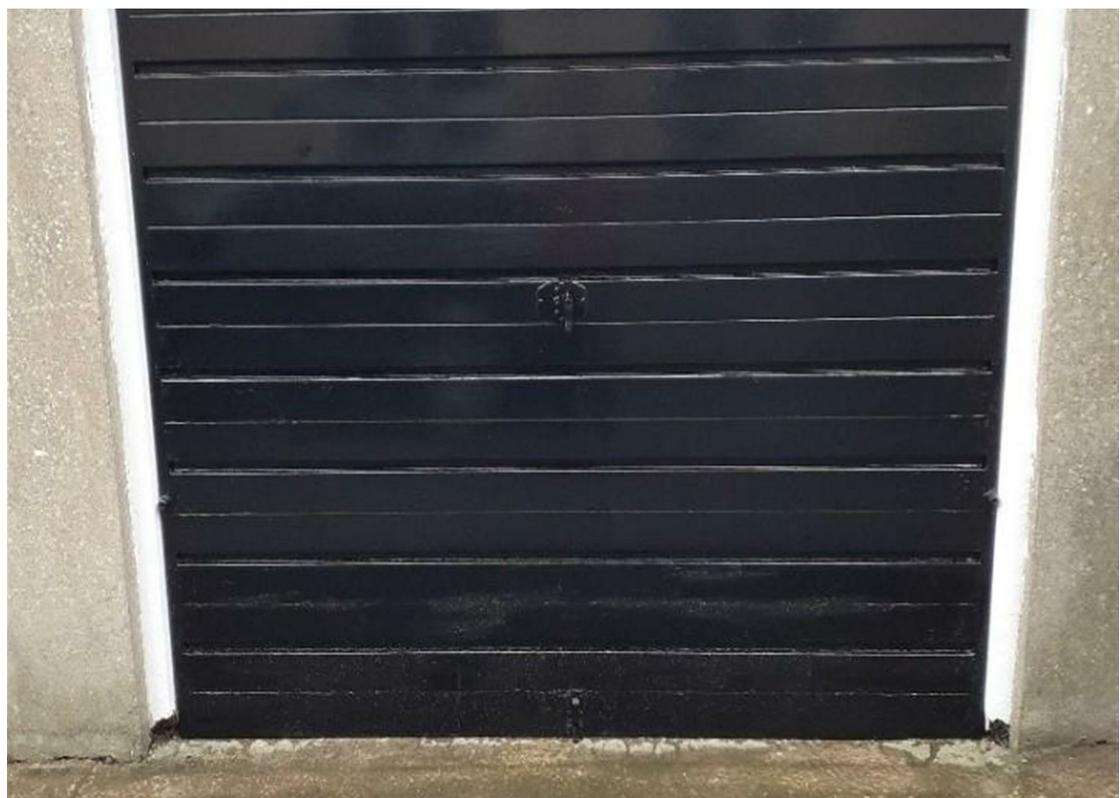
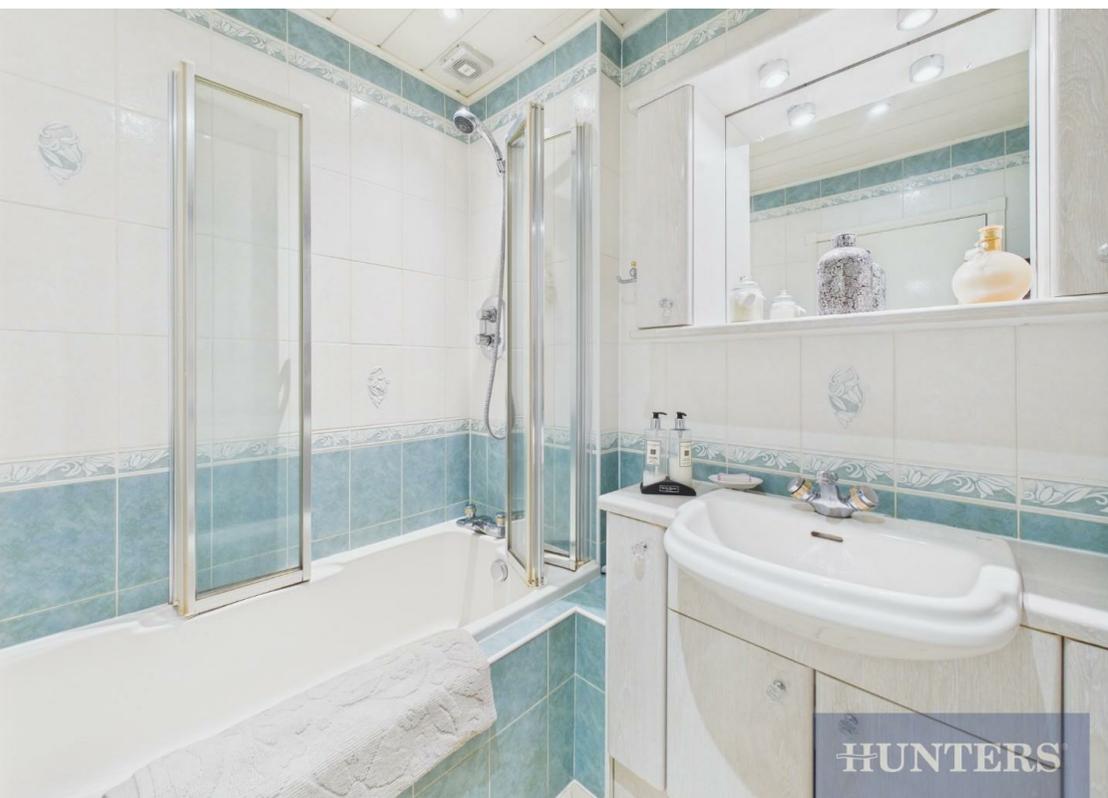
Step inside to discover a bright and welcoming living room, complete with a beautiful bay window that bathes the room in natural light. The generously sized kitchen includes a dedicated dining area — perfect for everyday living or hosting guests.

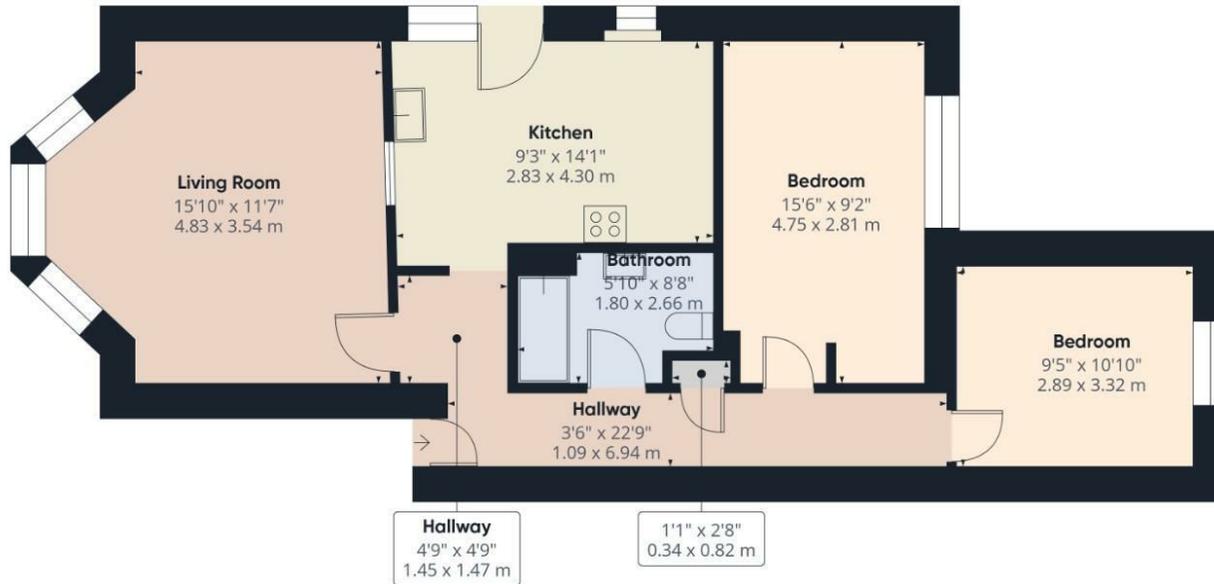
Both double bedrooms are well-proportioned and enjoy charming views of the nearby church, creating a tranquil and picturesque setting. A sleek, modern bathroom fitted with a contemporary three-piece suite completes the interior, while the hallway includes loft access for handy additional storage.

A rare bonus in this location is the private garage, offering secure off-street parking or further storage – an invaluable asset for town living.

Perfectly positioned near the Esplanade, this home offers effortless access to local shops, cafes, transport links, and the beautiful South Cliff gardens and South Bay beach. Enjoy scenic coastal walks, peaceful green spaces, and the community feel of one of Scarborough's most desirable neighbourhoods.







Approximate total area<sup>(1)</sup>  
764 ft<sup>2</sup>  
71.1 m<sup>2</sup>

(1) Excluding balconies and terraces

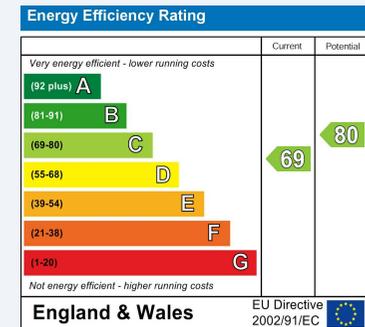
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.