



## Esplanade Road , Scarborough, YO11 2AT

- Basement Flat
- Private Outdoor Seating
- EPC: C
- Buy to Let Opportunity, Second Home or Permanent Residence
- South Side Location
- Vacant Possession
- Council Tax: A

**Offers In Excess Of £100,000**



# Esplanade Road, , Scarborough, YO11 2AT

## DESCRIPTION

Hunters are delighted to bring to the market this SPACIOUS BASEMENT FLAT in the highly sought-after SOUTH SIDE of Scarborough. Offering TWO BEDROOMS and PRIVATE OUTDOOR SEATING, the property benefits from GAS CENTRAL HEATING and partial UPVC DOUBLE GLAZING. The property is brought to the market with VACANT POSSESSION and NO ONWARD CHAIN!

This light and airy accommodation briefly comprises of: entrance hall, bay fronted lounge, kitchen with access to the rear, three generously sized bedrooms, separate WC and family bathroom with three piece suite. The outside greets you with a private outdoor seating area with storage shed and a communal garden with plant and shrub borders.

This fantastic home is ideally located on Esplanade Road just off Scarborough's sought after Esplanade. This property is situated amongst a wealth of amenities and attractions including Ramshell Shopping Parade where a variety of local shops and eateries are located, Scarborough's South Bay Beach and Scarborough Castle, Italian Gardens, scenic walks over the Spa Bridge to Scarborough Town Centre and beyond.

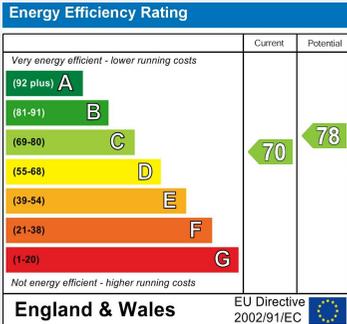
This property is not one to miss and internal viewings are highly recommended!





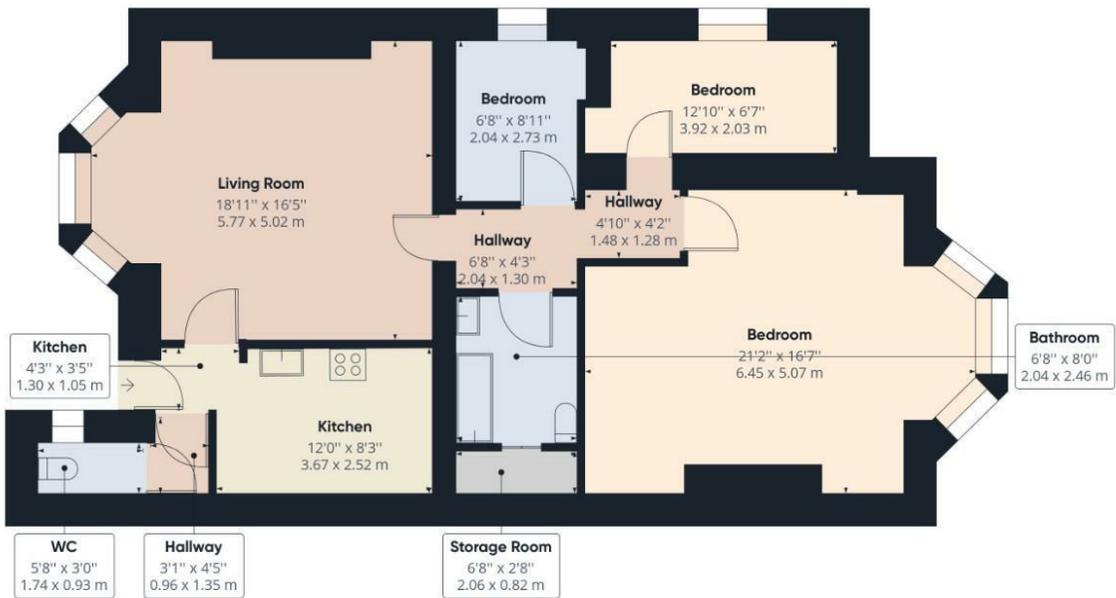
# ENERGY PERFORMANCE CERTIFICATE

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.



Approximate total area<sup>(1)</sup>  
1003.27 ft<sup>2</sup>  
93.21 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

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.