



## 60 Esplanade

South Cliff, Scarborough, YO11 2UZ

**Guide Price £230,000**



Ellis Hay is delighted to bring to the market this three-bedroom ground floor flat located in a well-regarded position along the Esplanade, offering convenient access to the seafront, local shops, and public transport. The property has been a much-loved home for many years and now presents an excellent opportunity for a new owner to update and modernise to their own taste.

The accommodation includes a well-proportioned living/dining room, a separate kitchen, three bedrooms, and a bathroom. To the rear of the property, there is a conservatory, providing additional living space and access to the rear of the building and the garage.

We highly recommend an early viewing of the flat as it provides a rare opportunity to purchase a home in this desirable location, with scope for thoughtful modernisation.





Flat 1 60 Esplanade

Lounge 23'7" x 18'5" (7.20 x 5.63)

Kitchen 16'1" x 5'10" (4.92 x 1.79)

Bathroom 8'6" x 7'0" (2.60 x 2.14)

Bedroom 1 13'6" x 12'7" (4.13 x 3.86)

Bedroom 2 8'6" x 7'0" (2.60 x 2.14)

Bedroom 3 12'1" x 8'6" (3.69 x 2.60)

Conservatory 13'6" x 8'10" (4.13 x 2.71)

Garage

Single garage at the rear of the property.

Tenure

This is a Freehold  
The yearly maintenance

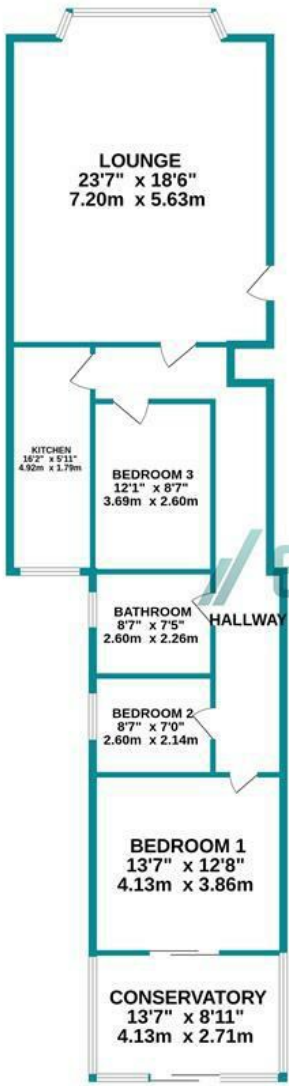
Directions

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Area Map



GROUND FLOOR  
1201 sq.ft. (111.6 sq.m.) approx.



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

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TOTAL FLOOR AREA : 1201 sq.ft. (111.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.  
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