



## Esplanade Road, Scarborough, YO11 2AT

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

**£145,000**





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## DESCRIPTION

Hunters are pleased to offer for sale this spacious two-bedroom first-floor flat, ideally situated in a sought-after residential location on Scarborough's desirable South Cliff. Perfect for first-time buyers, downsizers, or investors, this well-presented property offers both comfort and convenience.

The accommodation features a bright and airy living room with a beautiful bay window that floods the space with natural light. The kitchen is generously sized with a dedicated dining area, ideal for everyday use or entertaining guests.

There are two well-proportioned double bedrooms, both of which benefit from picturesque views of the nearby church, providing a peaceful outlook. A modern bathroom fitted with a stylish three-piece suite completes the interior.

The hallway also offers loft access, providing useful additional storage.

Situated near the Esplanade, the property enjoys easy access to a wealth of local amenities, including shops, cafes, and transport links. The sought-after South Cliff area is known for its scenic surroundings, offering leisurely walks along the cliff tops, the Italian Gardens, and access to the South Bay beach — all just a short stroll away.

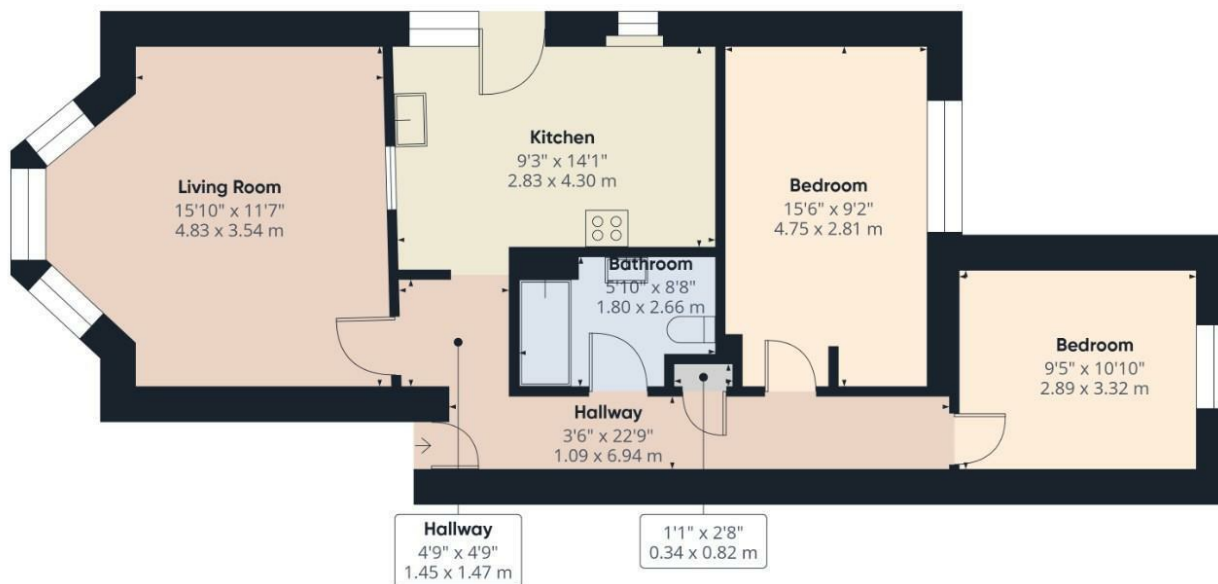
Well maintained and move-in ready, this charming flat combines lifestyle, location, and character. Early viewing is highly recommended to appreciate all it has to offer.











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.

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### Viewings

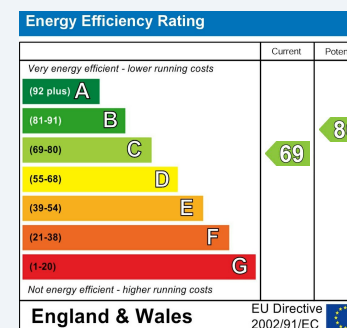
Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.