



## Esplanade Gardens, Scarborough, YO11 2AW

- Ground floor apartment
- Two bedrooms
- Side sea view
- Esplanade Gardens location
- Additional bathroom
- Modern throughout

**Offers In Excess Of £240,000**



# Esplanade Gardens, Scarborough, YO11 2AW

## DESCRIPTION

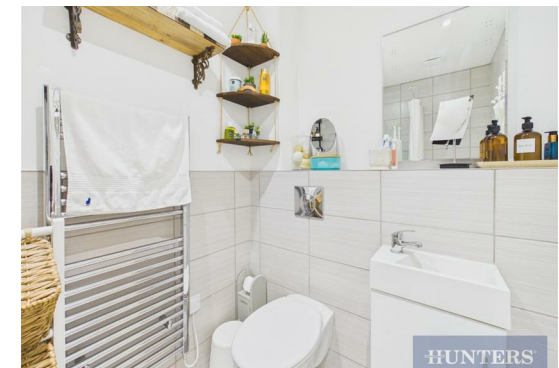
Hunters are pleased to bring to the market this beautifully presented ground floor apartment, ideally located on the highly sought-after Esplanade Gardens in Scarborough, offering modern accommodation throughout with the added benefit of a side sea view.

The property offers a spacious and well-balanced layout, briefly comprising a generous living room filled with natural light from the bay window, perfectly positioned to enjoy glimpses of the coastline. A contemporary fitted kitchen provides a stylish and practical space for everyday living. There are two well-proportioned bedrooms, including a particularly generous principal bedroom benefitting from its own en-suite shower room, along with a separate modern bathroom, adding to the overall convenience and flexibility of the home.

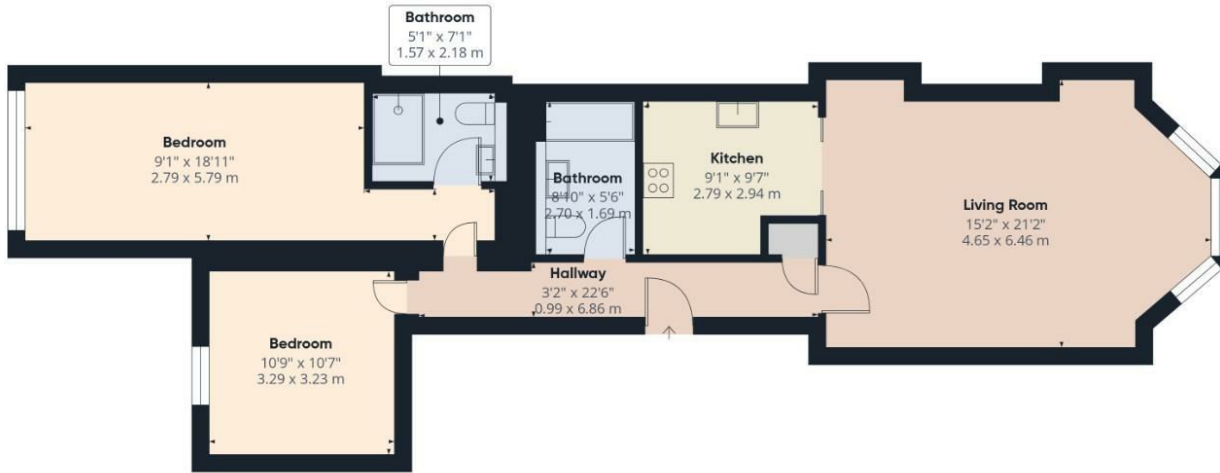
Finished to a high standard throughout, the apartment is ready to move straight into, making it an excellent choice for a range of buyers including those looking for a permanent residence, coastal retreat, or investment opportunity.

Esplanade Gardens is one of Scarborough's most desirable locations, set just moments from the South Bay, the Esplanade, and a range of local amenities, cafes and transport links, allowing you to fully enjoy everything this popular seaside town has to offer.

This is a fantastic opportunity to acquire a stylish coastal home in a prime location, and early viewing is highly recommended.







Approximate total area<sup>(1)</sup>  
845 ft<sup>2</sup>  
78.6 m<sup>2</sup>

(1) Excluding balconies and terraces

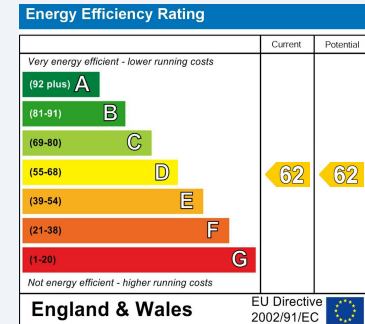
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.