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HERE TO GET *you* THERE



Esplanade, Scarborough, North Yorkshire

Offers In Excess Of £120,000



Located in the coastal town of Scarborough, North Yorkshire, this flat on the Esplanade offers a solid opportunity for those looking to create a home by the sea. With two well-proportioned bedrooms, it could suit individuals or small families seeking a coastal lifestyle.

The property includes a reception room with good natural light and a functional bathroom. While the flat would benefit from some updating, it offers plenty of scope for personalisation, allowing buyers to make the space their own.

Situated in a prime location, residents can take advantage of the stunning views and the refreshing sea breeze that the Esplanade is known for. The nearby amenities, including shops, cafes, and restaurants, provide everything you need within easy reach. Additionally, the beautiful sandy beaches and scenic promenades are just a short stroll away, making this flat an excellent choice for those who appreciate the outdoors.

This property presents a wonderful opportunity to embrace coastal living in one of Yorkshire's most beloved towns. Whether you are looking for a home to impress or a place to call home, this flat is a great choice. Don't miss the opportunity to own a piece of the coast.

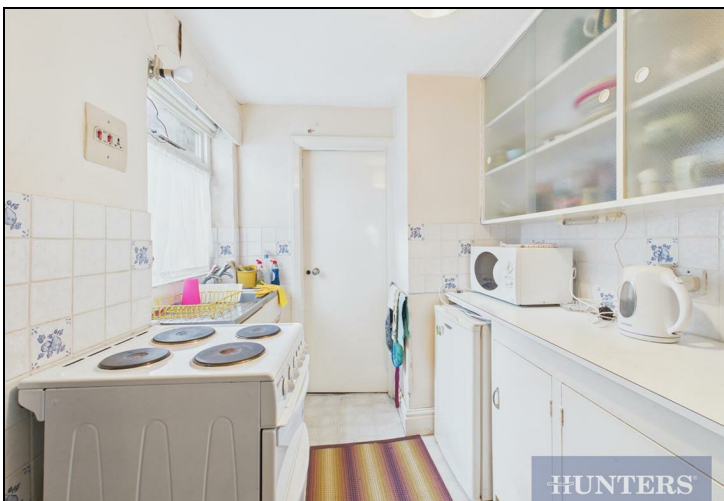
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KEY FEATURES

- Two spacious bedrooms
- Located on Esplanade
- Flat in Scarborough
- Close to North Yorkshire
- Ideal for small families
- Near local amenities
- Easy access to transport
- Charming coastal location

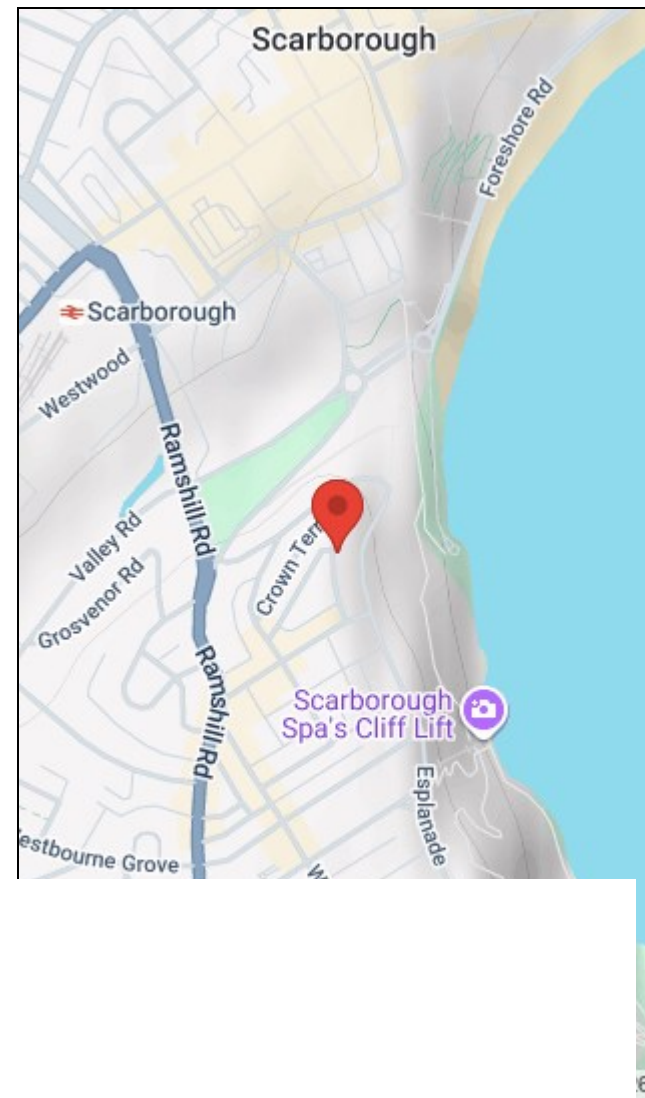






Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating | Current | Potential | Environmental Impact (CO ₂) Rating | Current | Potential |
|--|---------|-----------|--|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | 79 | 38 | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | 79 | 38 |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | |



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