ANDREW COWEN

Second Floor Flat, 50 Esplanade, Scarborough, YO11 2AY

Asking Price £215,000

- *Spacious bay-fronted living room*
- *Gas central heating*
- *Exceptional Sea Views*
- *Modern kitchen*
- *Separate WC*
- *Prime South Cliff location*
- *Integrated appliances*
- *Secure entry phone system*
- *Well finished and furnished*

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50 Esplanade, Scarborough YO11 2AY

A well-presented two double bedroom second floor flat situated within an attractive period building on the Esplanade. The property offers spacious accommodation including a generous bay-fronted living room, modern fitted kitchen with grey gloss units and integrated appliances, bathroom, and separate WC. An ideal main residence, holiday home, or investment property, located close to local amenities and the seafront.

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Council Tax Band: D

This well-presented two bedroom second floor flat forms part of an attractive period building on the Esplanade, enjoying spacious accommodation and impressive proportions throughout. The property benefits from gas central heating, a modern fitted kitchen with integrated appliances, and a generous living room with large bay windows allowing excellent natural light.

Accessed via a secure entry phone system, the flat opens into a welcoming hallway which provides access to all principal rooms.

The living room is an impressive and particularly spacious room featuring a large bay window with double single-glazed sash windows overlooking the front elevation. The room benefits from high ceilings and offers ample space for both lounge and dining furniture.

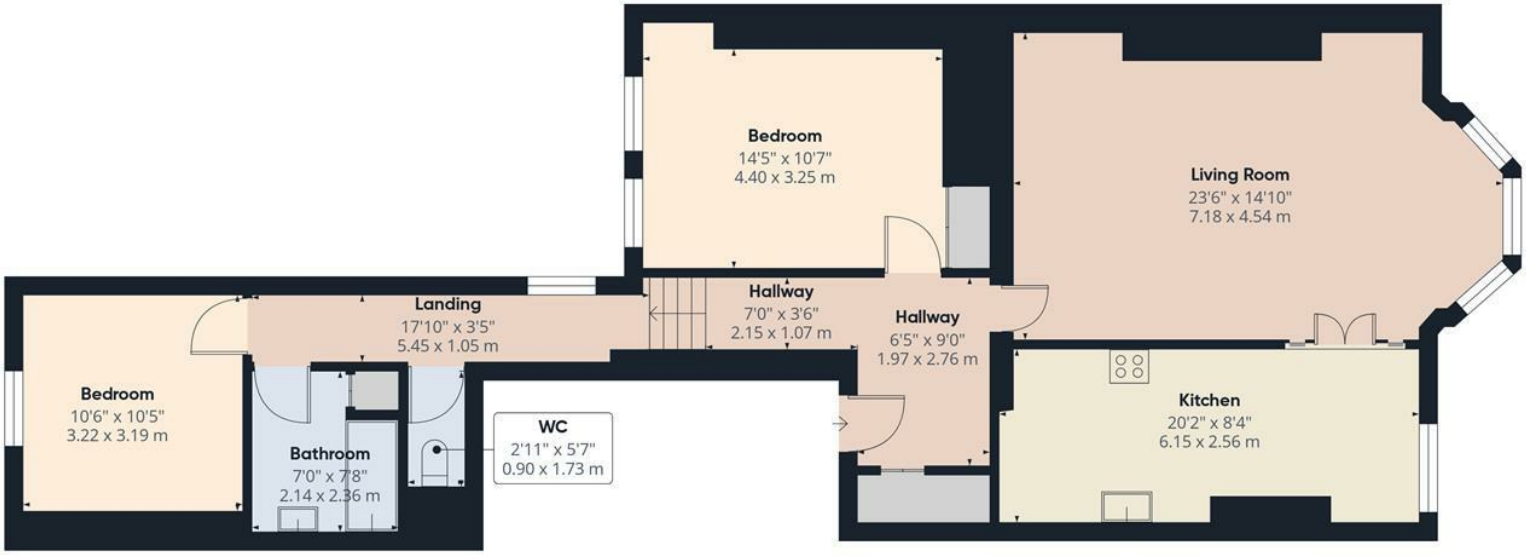
The kitchen is fitted with a range of modern grey gloss wall and base units with complementary work surfaces. Integrated appliances include an oven, microwave, washing machine, dishwasher and fridge freezer, with grey laminate flooring completing the space. A window provides natural light and ventilation.

There are two double bedrooms, both of good proportions. Bedroom One features single glazed wooden windows, while Bedroom Two benefits from uPVC double glazed windows and offers comfortable double accommodation.

The property also benefits from both a separate WC and a bathroom fitted with a bath with shower over and wash basin, providing practical family living.

Additional features include a Baxi gas boiler located in the hallway, gas central heating, and a fire escape accessed via a door in the hallway. The bedroom also benefits from fitted wardrobes

Overall, this is a spacious and well-located apartment that would make an ideal permanent residence, holiday home, or investment opportunity, situated within easy reach of local amenities and the seafront.



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SALES · LETTINGS · MANAGEMENT

Approximate total area(1)

997 ft²

92.7 m²

(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

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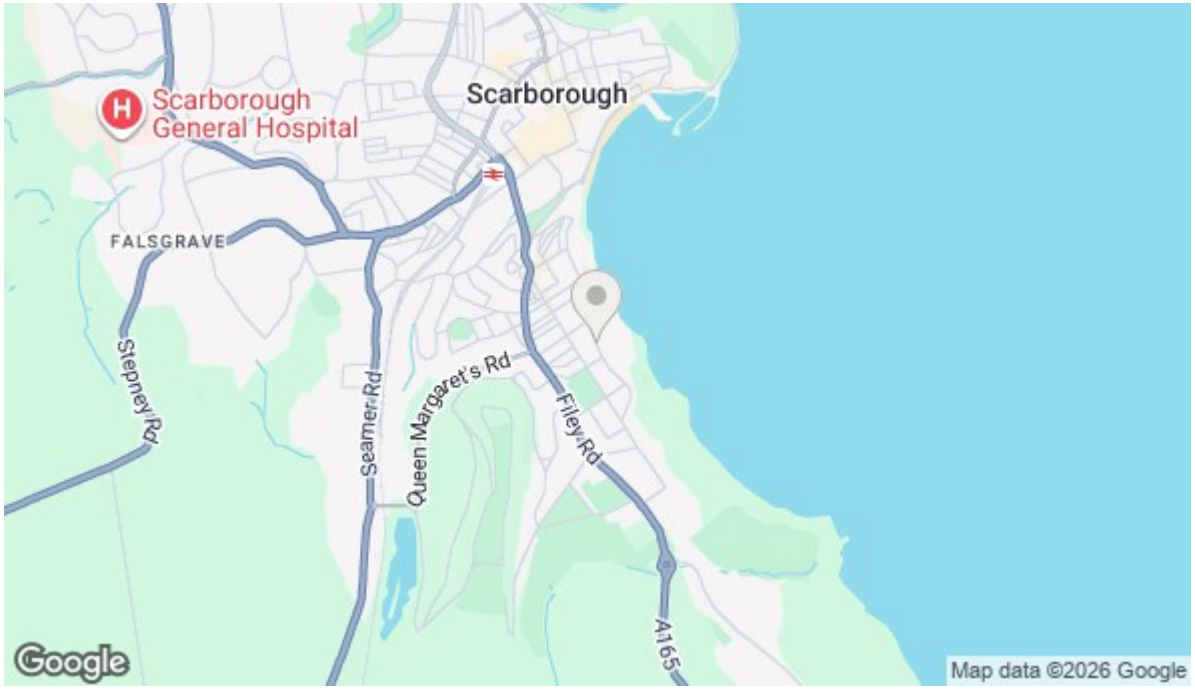

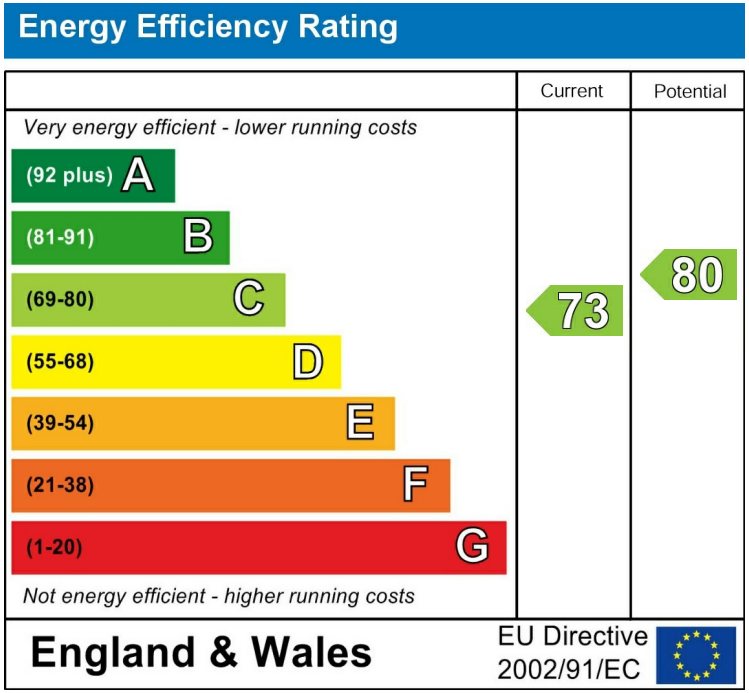

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Book a no obligation valuation today!

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