



colin ellis

Esplanade Crescent

Scarborough, YO11 2XB

Offered to the market with NO ONWARD CHAIN this TWO BEDROOM LOWER FLOOR FLAT has masses of potential and is situated on Scarborough's SOUTH CLIFF. Would suit as a SECOND PROPERTY or as a HOLIDAY LET. CASH BUYERS ONLY.

Guide Price of £115,000





Offered to the market with no onward chain this two bedroom lower ground flat has lots of potential for renovation and would be popular on the holiday let market. Open to cash buyers only this property briefly comprises of a large spacious entrance hall with storage, leading to a good sized living room with dual aspect windows. The kitchen has fitted cupboards and worktops and a window with views over the side while the bathroom has been fitted out as a wet room with modern tiling and electric shower. There is a separate WC for convenience. There are two bedrooms both with storage and views over the side and rear of the property. A short stroll away is The Esplanade. This property is open to cash buyers and people looking for an investment. Viewing is highly recommended.

DIRECTIONS

From Scarborough Railway Station proceed down Valley Road Parade and over Valley Bridge, at the traffic lights take a left turn then immediately right onto Belmont Road, follow the road onto the Esplanade then onto Esplanade Crescent with the property located on the right hand side.

ENTRANCE HALL

Wooden front door leading to entrance vestibule with second glazed door leading to spacious entrance hall with electric wall heater, two ceiling lights and a large built in storage cupboard.

LIVING ROOM

19' 7" x 10' 4" (5.99m x 3.17m)

Good sized living room with dual aspect windows, two ceiling lights, electric wall heater, door to bedroom two and door to hallway.

KITCHEN

9' 2" x 7' 2" (2.80m x 2.20m)

Kitchen with fitted cabinets and worktop, part tiled walls, window overlooking the side, stainless steel sink with matching taps, ceiling light and door to hallway.



BATHROOM

7' 0" x 4' 4" (2.15m x 1.33m)

Wet room with modern and attractive tiled walls, Mira power shower, hand basin, shower curtain rail, extractor, ceiling light and door to hallway.

BEDROOM ONE

14' 3" x 8' 9" (4.36m x 2.67m)

Bedroom one with window overlooking the rear, storage cupboard, two ceiling lights, hand basin, built in vanity unit and door to hallway.

BEDROOM TWO

16' 7" x 7' 5" (5.06m x 2.28m)

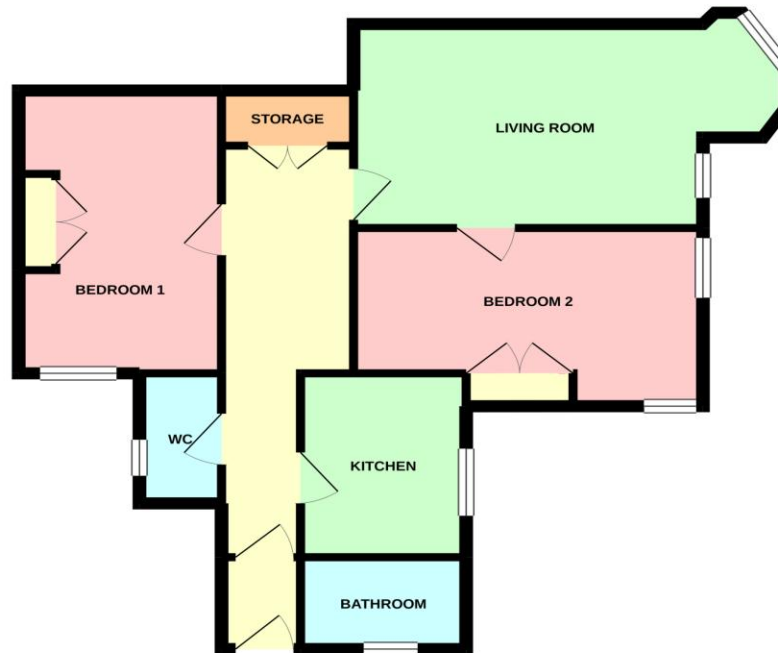
Bedroom two with dual aspect windows, storage cupboard, two ceiling lights and door to hallway.

OUTSIDE

Two minutes walk to the Clock Tower and bowling greens on the esplanade.



GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Esplanade Crescent - Reference Number: 11074

Council Tax Band: Band A

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk