



## REAR FLAT, ESPLANADE ROAD, YO11 2AT

Two bedroom freehold flat, level ground floor access from garage at rear to own private entrance, UPVC double glazed windows, gas central heating, communal gardens

Price for freehold  
***REDUCED TO*** £99,950



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**REAR FLAT, ESPLANADE ROAD, SCARBOROUGH**

Two bedroom rear freehold flat with level access from its own garage this enviable flat which is within a detached building has its own private entrance, the generous accommodation comprises a welcoming entrance hall, good size lounge, dining kitchen, both bedrooms have fitted wardrobes, bathroom with shower, UPVC double glazing windows and external door, level access from rear service road and garage.

**DIRECTIONS:** From Ramshill traffic lights go up Filey Road take second left into Esplanade Road this property is on the left hand side.

**PEDESTRIAN ACCESS** From front or rear, from garage.

**REAR** Own private entrance.

**ENTRANCE HALL** ‘L’ shaped, two radiators, built in cloaks cupboard, walk in store area.

**LOUNGE** (15’6” x 11’9”) Wall lights, wooden fire surround, radiator, double doors to

**DINING KITCHEN** (15’3” in total x 9’) Dated worktops, base units and wall cupboards, room divider, inset stainless steel sink unit, wall tiling, plumbing for auto washing machine, extractor fan, corner cupboard incorporating the gas central heating boiler, radiator.

**BEDROOM 1** (14’6” max x 9’9”) Fitted wardrobes to each end of the room with box cupboards over, illuminated dressing section also illuminated inset hand basin, radiator.

**BEDROOM 2** (10’6” x 8’9”) Built in wardrobes with box cupboards over, corner hand basin, radiator.

**BATHROOM** Three piece suite comprising bath, hand basin, w/c, shower over bath, wall tiling, extractor fan, radiator.

**OUTSIDE**

Front, side and rear communal garden.

**GARAGE AT REAR** Access off rear service road.

**VIEWING** By appointment through this office.

**MEASUREMENTS** Measurements are only very approximate and their accuracy is no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpets or furnishings.

**IMPORTANT NOTE TO PROSPECTIVE PURCHASERS**

**Conditions of receiving Jacksons Property Service particulars.**  
 We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract of sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document, & Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are, give notice that (a)these particulars are prepared for the convenience of an intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries & inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representation of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) the vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.

