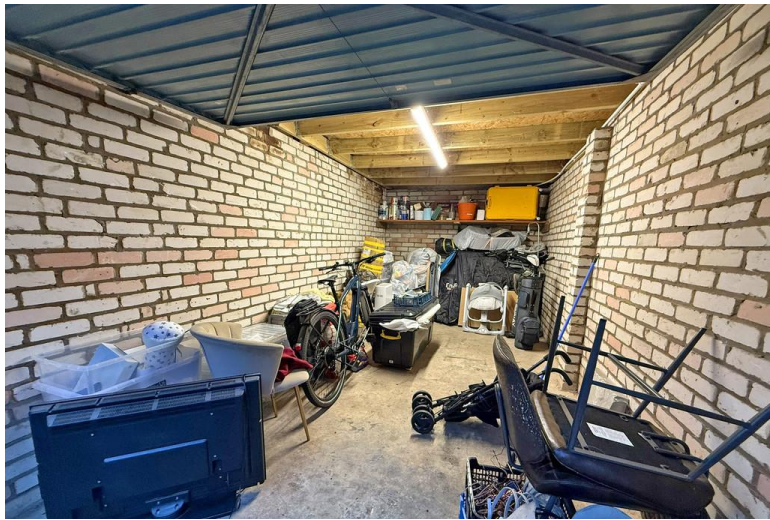




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





£145,000

GARDEN FLAT 7, 55 ESPLANADE ROAD, SCARBOROUGH, YO1 1 2AT

- Private Entrance
- Two Bedrooms
- Two Bathrooms
- Garage And Garden

THIS APARTMENT ISN'T YOUR AVERAGE APARTMENT, PRESENTED TO A SUPERB STANDARD THROUGHOUT, WITH MANY BENEFITS OVER OTHERS INCLUDING ITS OWN PRIVATE ENTRANCE, EN-SUITE BATHROOM TO THE PRINCIPAL BEDROOM, GARDEN AND A PRIVATE GARAGE WITH POWER CONNECTED. MODERN KITCHEN AND BATHROOMS, UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING CONNECTED.



TIPPLE UNDERWOOD ESTATE AGENTS
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

This lower ground floor apartment when briefly described comprises, entrance hall with built in storage, lounge, modern breakfast kitchen, principal bedroom with dressing area and en-suite bathroom, second bedroom and modern shower room. To the outside of the property is a private garden and a garage with light and power connected. Situated on a beautiful street in the desirable south cliff area of Scarborough.



GROUND FLOOR

ENTRANCE HALL

LOUNGE

15' 5" x 11' 9" (4.7m x 3.58m)

KITCHEN/BREAKFAST ROOM

15' 5" x 8' 7" (4.7m x 2.62m)

MASTER BEDROOM

14' 3" x 9' 7" (4.34m x 2.92m) Plus dressing area

ENSUITE

BEDROOM

10' 5" x 8' 10" (3.18m x 2.69m)

SHOWER ROOM

OUTSIDE

GARDENS

GARAGE