



Holbeck Hill, Scarborough, , YO11 3HT

Offers In Excess Of
£365,000

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EXCLUSIVE



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Hunters are proud to bring to the market this IMMACULATE PENTHOUSE APARTMENT offering FRONT AND REAR BALCONIES, EXQUISITE SEA VIEWS, TWO DOUBLE BEDROOMS and TWO DESIGNATED PARKING SPACES. Benefitting from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and BIKE STORE ACCESS making this the ideal home for a range of buyers creating the perfect holiday home, holiday let or permanent residence.

This bright and airy abode briefly comprises of: entrance hall leading to a modern open plan living room/kitchen with space for dining, superb undisturbed sea views and access to the rear balcony, master bedroom benefitting from a dressing room and en suite shower room, second bedroom with front facing balcony and family bathroom with three piece suite. To the outside of the property you have two designated parking spaces and access to a bike store.

Situated on the south side of Scarborough the property benefits from access to shops, restaurants and transport links in and out of town as well as only a short walk away from Scarborough beach and town centre. Located a short walk away from the Esplanade the property is well positioned for a wealth of amenities and attractions including Scarborough's South bay and the beach, Italian Gardens, The Scarborough Spa, golf course, local shops plus a choice of schools and colleges.

We highly recommend internal viewings to truly appreciate this fantastic property, call on 01723 336760!





Entrance Hall
Radiator and power points.

Living Room/Kitchen

Living Room: UPVC double glazed window to the rear aspect, UPVC double glazed French doors to the rear aspect leading to balcony with sea views, TV point, spotlights, carpeted floor, radiator and power points.

Kitchen: UPVC double glazed windows with sea views to the rear aspect, UPVC double glazed window to the side aspect, tiled flooring, kitchen island, range of wall and base units with square top work surfaces, integrated fridge/freezer, electric hob, electric double oven, extractor hood, sink and drainer unit, tiled splash back, radiator, combination washer/dryer, integrated dishwasher and power points.

Bedroom

UPVC double glazed windows to the front and rear aspects, spotlights, TV point, radiator, dressing area with fitted wardrobe and power points.

En Suite Shower Room

UPVC double glazed window to the side aspect, heated towel rail, spotlights, panelled walls and three piece suite comprising of: fully panelled walk in shower with over head shower and shower attachment, low flush WC and wash hand basin.



Bedroom

UPVC double glazed window to the front aspect, UPVC double glazed door to the front aspect leading to balcony area, radiator and power points.

Bathroom

Panelled walls, spotlights, loft access, extractor fan and three piece suite comprising of: panel enclosed bath with mixer taps , overhead shower and shower attachments, low flush WC and wash hand basin.

Agents Notes

Council Tax- F

EPC- B

Leasehold 997 years left

Annual Ground Rent- £350.00

Annual Service Charges- £1706.00

Annual Building Insurance- £974.95

2 Allocated parking spaces

Holiday lets allowed





Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01723 336760 | Website: www.hunters.com

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