

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Holbeck Avenue

Scarborough, YO11 2XJ

£800 Per Month

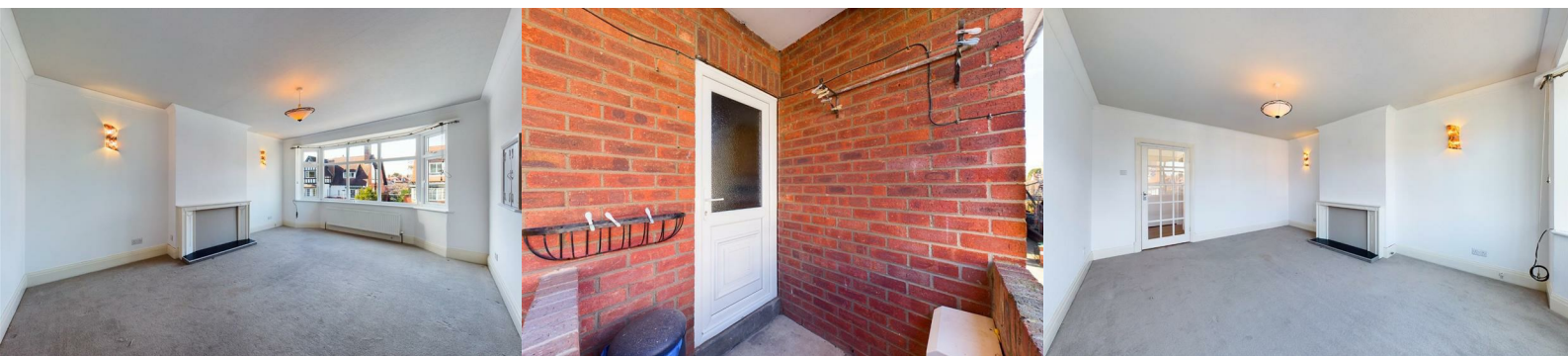


Welcome to this beautiful unfurnished home in Scarborough that is available for let. As you enter the property, you will be greeted by a spacious entrance hall that leads to the various living areas of the home. The first room that you will come across is the bay fronted lounge which is bright and airy and perfect for relaxing in after a long day.

Next, you will find a fitted kitchen that boasts plenty of storage space and light, making it a pleasure to cook in. The home features two spacious double bedrooms that provide ample space for you to unwind and get a good night's sleep. The bedrooms are perfect for a small family or individuals who are looking for more space.

A family bathroom completes the living accommodation and offers a relaxing environment for you to unwind after a long day.

Outside the property, you will find a communal front garden that is well-maintained and perfect for enjoying a morning cup of coffee or an evening barbecue. Additionally, this fantastic home comes with a private garage, providing secure parking for your vehicle.



### Entrance hall

UPVC double glazed opaque window to side aspect, laminated laid wood style flooring, loft access to partially boarded loft, coving, storage cupboard, telephone point, radiator and power points.

### Lounge

UPVC double glazed bay window with sea views, coving, radiator and power points.

### Kitchen

UPVC double glazed window to front aspect with sea glimpse, UPVC double glazed door onto the fire escape, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, plumbed for washing machine, electric oven, electric hob, integrated fridge, extractor hood, radiator and power points.

### Bedroom 1

UPVC double glazed window to rear aspect, radiator, fitted wardrobes, coving and power points.

### Bedroom 2

UPVC double glazed window to rear aspect, coving, radiator, wash hand basin with pedestal and power points.

### Bathroom

UPVC double glazed opaque window to side aspect, fully tiled walls, radiator, low flush WC, wash hand basin with pedestal and shower cubicle with shower attachment.

### Garage

Up and over door.

### Communal Front garden

### Agents notes

Freehold

Council tax band - C

Managed by Nicholsons - £600 per year

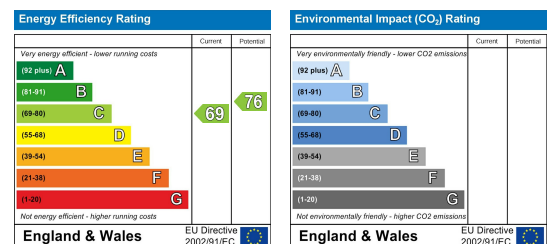
### Area Map



### Floor Plans



### Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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