



## Holbeck Hill, Scarborough

- Immaculate Apartment
- Two Bedrooms
- Two Balconies
- Sea & Castle Views
- Modern Fitted Kitchen
- Two Designated Parking Spaces
- EPC: B

**£280,000**

**Tenure: Leasehold**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Holbeck Hill, Scarborough

## DESCRIPTION

Hunters are proud to bring to the market this IMMACULATE APARTMENT offering DUAL ASPECT BALCONIES, EXQUISITE SEA VIEWS, TWO DOUBLE BEDROOMS, TWO DESIGNATED PARKING SPACES and LIFT TO ALL FLOORS. Benefitting from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and a BIKE STORE creating the ideal home for a RANGE OF BUYERS including HOLIDAY MAKERS, INVESTORS or people looking for a PERMANENT RESIDENCE.

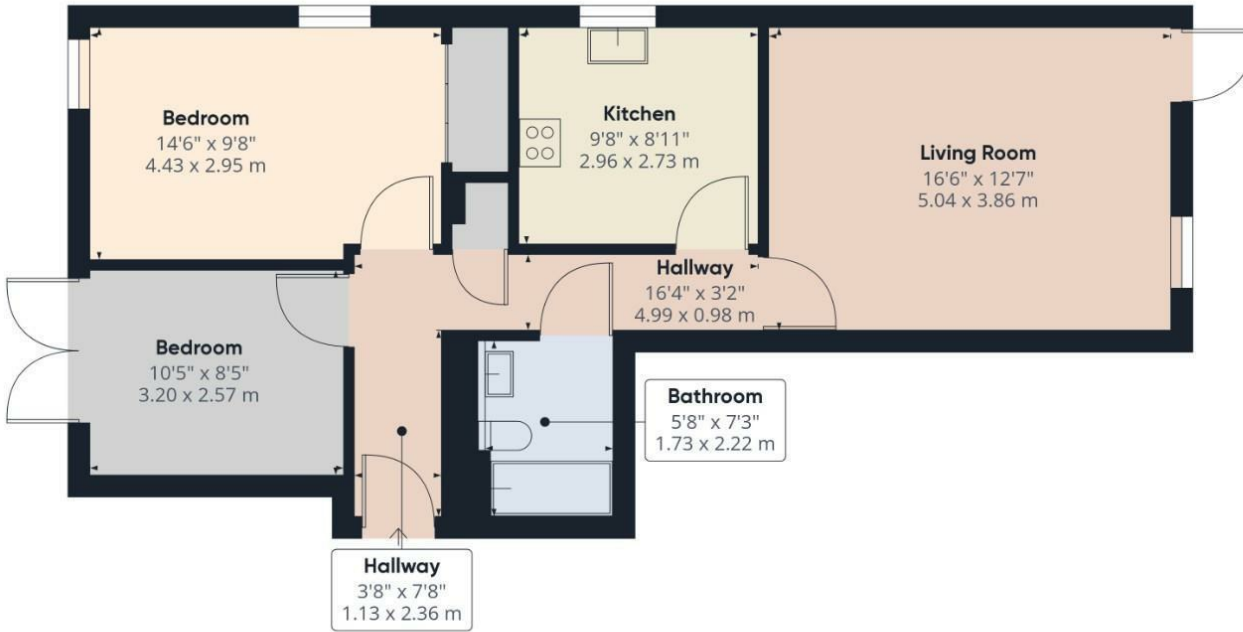
This bright and airy abode briefly comprises of: entrance hall leading to a modern kitchen benefiting from integrated appliances, spacious lounge with superb undisturbed sea views and access to the rear balcony, master bedroom, second bedroom with front facing balcony and family bathroom with three piece 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.

This incredible property is not one to miss, call the office now to arrange a viewing!







Approximate total area<sup>(1)</sup>  
684.2 ft<sup>2</sup>  
63.56 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Council Tax: E

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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

### Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

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