



**3 Holbeck House, Scarborough**  
YO11 2XD

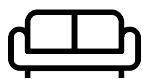
**Offers In Excess Of £575,000**



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**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# 3 Holbeck House, Scarborough

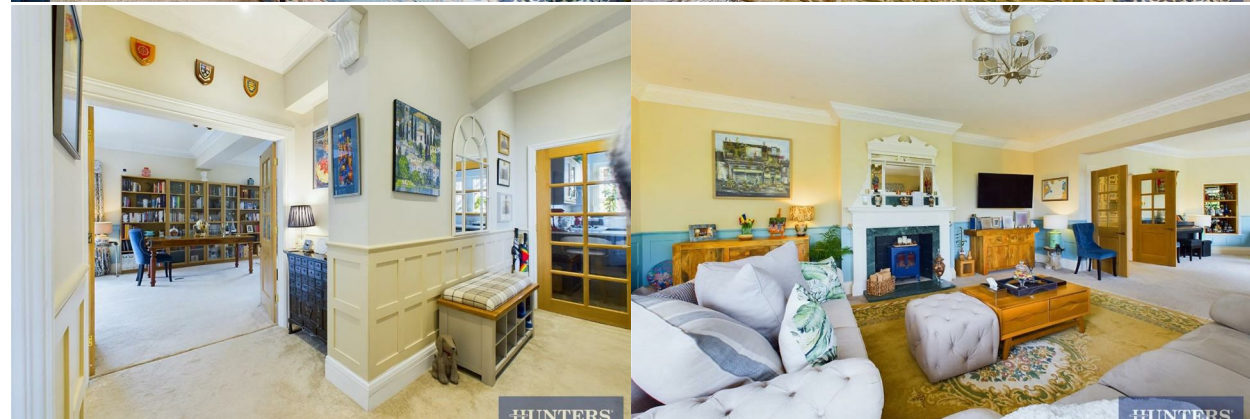
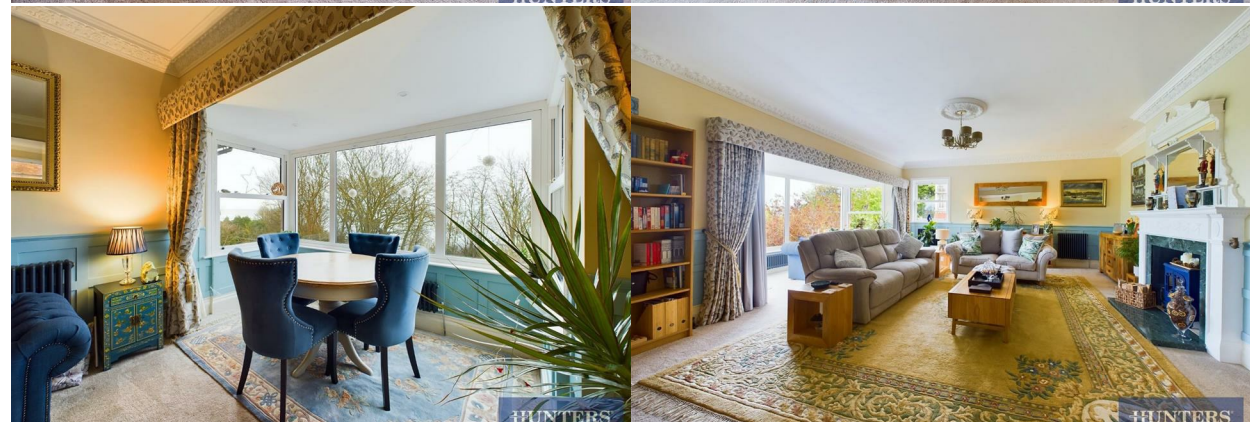
## DESCRIPTION

Hunters Exclusive are proud to bring to the market this UNIQUE CHARACTERFUL FIRST FLOOR APARTMENT situated in the highly sought after area of Holbeck Hill overlooking the newly restored South Cliff Gardens. This stunning apartment offers ONE OF THE LARGEST LIVING ROOMS IN THE AREA, TWO DOUBLE BEDROOMS, MODERN KITCHEN, PRIVATE BALCONY and PHENOMENAL SEA VIEWS. Benefitting from GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, PRIVATE GARDEN and TWO GARAGES creating the ideal permanent residence or second home for a range of buyers.

This bright and spacious abode briefly comprises of: newly redecorated communal hall leading to generously sized 40 foot (12 metre) living room with duel bay windows, feature fireplace and access to balcony, brand new kitchen with new integrated fridge, freezer, dishwasher, washing machine, hob and oven , two double bedrooms, both benefitting from En suites and family bathroom with four piece suite. The property has been designed to the highest standards, with new kitchen and bathrooms, wood panelling and plaster mouldings throughout, new cast-iron style radiators, underfloor heating to all bathrooms, and new windows and carpets throughout. To the outside of the property you are welcomed by a large private garden and two garages with power lighting and water. There is an outhouse to the rear of the building and access to communal gardens.

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!



# ROOMS

## Entrance Hall

Internal glazed arch feature window to the hallway, two radiators, panelling, original plaster coving, storage cupboard, telephone point and power points. Digital/fingerprint door entry.

## Living Room

Two UPVC double glazed bay windows (with sashes) to the rear aspect, UPVC double glazed sash window to the side aspect, UPVC double glazed door to the side aspect leading to terrace (with lights and outdoor power socket), spotlights, wood panelling, plaster coving and ceiling roses, four radiators, electric feature fireplace, wall-mounted TV point and power points.

## Kitchen

UPVC double glazed window to the side aspect, UPVC double glazed door to the side aspect leading to fire escape, spotlights, undercounter and floor lighting, parquet flooring, space for dryer, radiator, range of wall and base units with quartz work surfaces, tiled splash back, integrated washing machine, integrated dishwasher, sink and drainer unit, space for american style double fridge/freezer, breakfast bar, integrated bin, electric oven, gas hob, extractor hood, extractor fan and power points.

## Bedroom

UPVC double glazed bay window to the rear aspect, panelling, original plaster, fitted wardrobes, two radiators, TV point and power points.

## En Suite Shower Room

UPVC double glazed window to the front aspect, radiator, heated towel rail, spotlights, extractor fan and three piece suite comprising of: fully tiled shower cubical with overhead rainfall shower, low flush WC and wash hand basin with vanity unit. Mains powered mirror with lights/demister. Underfloor heating.

## Bedroom

UPVC double glazed window to the front aspect, electric feature fireplace, original plaster coving, radiator and power points.

## En Suite Bathroom

UPVC double glazed window with feature arch to the front aspect, tiled splash back, parquet flooring, radiator, heated towel rail and four piece suite comprising of: fully tiled shower cubical, roll top claw foot bathtub with mixer taps and shower attachment, low flush WC and sink with vanity unit. Mains powered mirror with lights/demister. Underfloor heating.

## Family Bathroom

UPVC double glazed window to the side aspect, panelling, heated towel rail, tiled splash back, spotlights, radiator, extractor fan and four piece suite comprising of: roll top claw foot bath with mixer taps and shower attachment, fully tiled shower cubical with overhead rainfall shower and shower attachment, low flush WC and wash hand basin with vanity unit. Mains powered mirror with lights/demister. Underfloor heating.

## Garden

Mainly laid to lawn with plant and shrub borders.

## Parking

Two garages.

## Agents Notes

Council Tax- E

EPC- C

Freehold

Annual Maintenance- £1,400

The building itself is very well maintained, having recently had a new roof, new garage roof, and communal hallway redecoration.

It should be noted that the large living room was created by combining a living room and a third bedroom, which could be re-instated, if required.



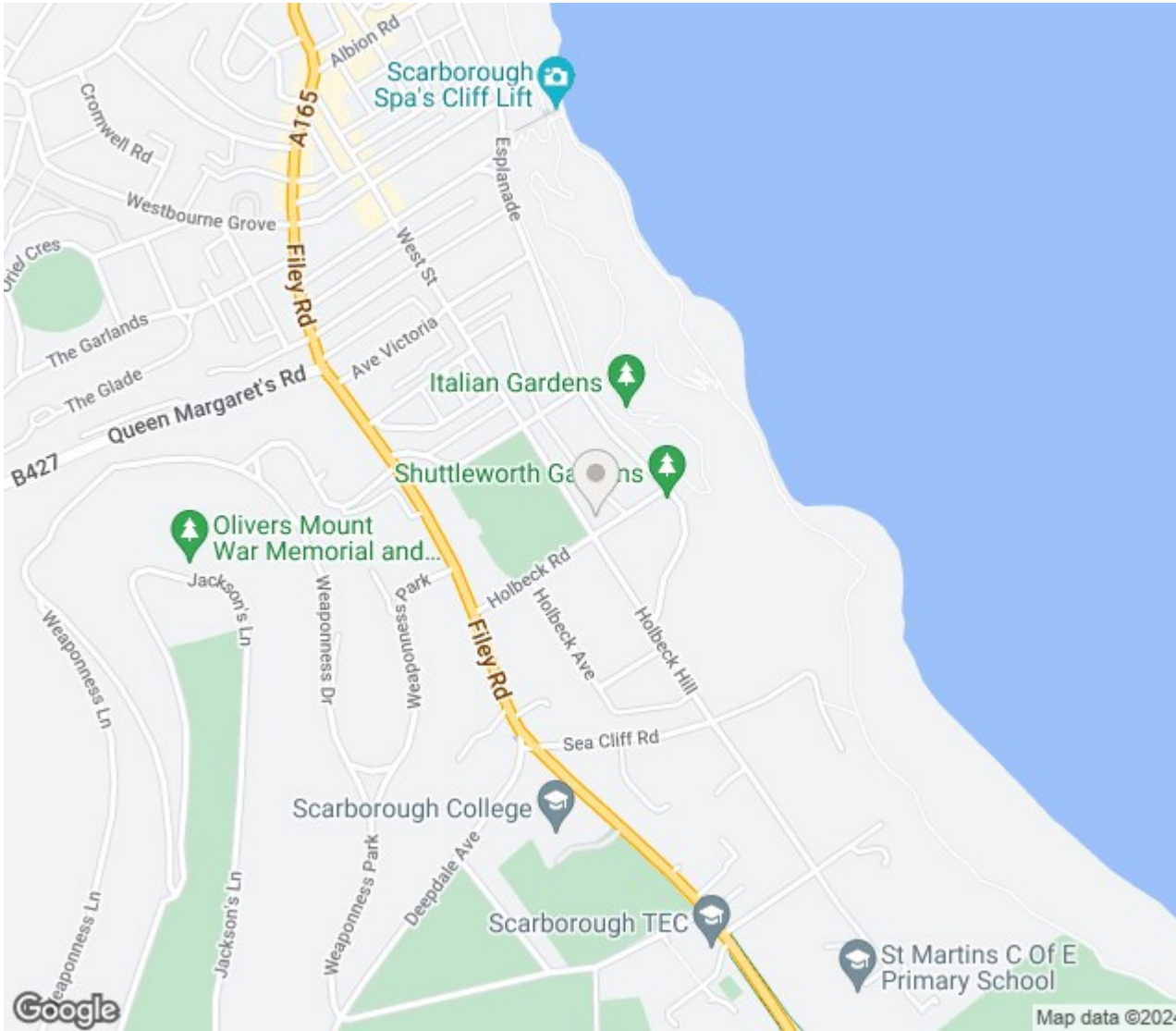
### 3 Holbeck House, 24 Holbeck Hill, Scarborough, YO11 2XD

Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID934371)





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### 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.

**33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | [scarborough@hunters.com](mailto:scarborough@hunters.com)**



