

# HUNTERS®

HERE TO GET *you* THERE



## Holbeck Hill

Scarborough, YO11 3BU

£1,050 Per Month



Hunters are proud to bring to the rental 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.

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!



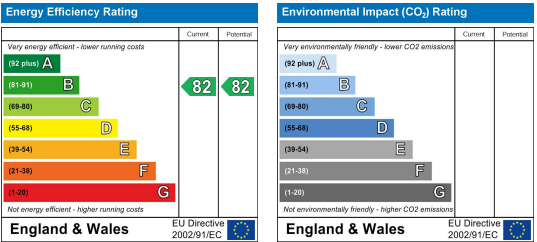
### Area Map



### 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.