



Holbeck Hill, Scarborough
YO11 2XD

Asking Price £250,000



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DESCRIPTION

Hunters are pleased to present this DELIGHTFUL GROUND FLOOR FLAT which offers an exceptional blend of SPACIOUSNESS and PRACTICALITY, making it an ideal home for families or professionals. Upon entering, you are greeted by a BRIGHT and AIRY layout that has been thoughtfully designed to maximise space and flow. The property features a GENEROUSLY PROPORTIONED KITCHEN that serves as the heart of the home, complete with ample DINING SPACE that is perfect for hosting dinner parties, enjoying family meals, or simply relaxing with a morning coffee. The kitchen's size and layout allow for both functionality and style, catering to those who enjoy cooking and entertaining.

The inviting living room is a standout feature, offering a welcoming and versatile space to relax, unwind, or spend quality time with loved ones. With its generous dimensions and natural light, it provides a warm and cosy atmosphere, ideal for both quiet evenings in and entertaining guests.

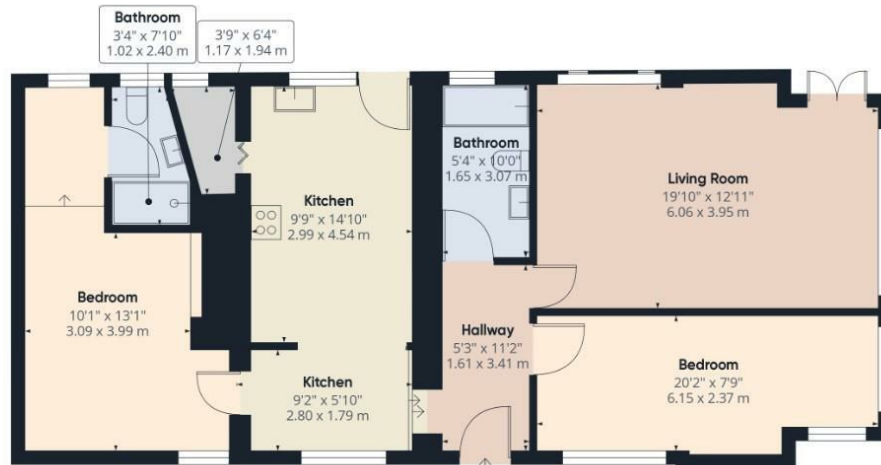
The flat comprises two impressively large bedrooms, the master bedroom benefits from its own private ensuite bathroom, creating a luxurious retreat with added convenience. The second bedroom is equally spacious, perfect for family members or guests. A well-appointed family bathroom, fitted with modern fixtures, serves the second bedroom and any visiting guests, offering both practicality and style.

One of the property's best features is the private garden, which provides a peaceful outdoor haven. Whether you're looking to enjoy al fresco dining, garden parties, or simply relax in a tranquil setting surrounded by greenery, this outdoor space is a valuable extension of the home. There is also a communal garden to the front of the property. In addition to the garden, the property includes a separate garage, and private driveway with parking.

Don't miss out on the chance to view this stunning property!







Ground Floor Building 1



Ground Floor Building 2



Approximate total area[®]
 1146.25 ft²
 106.49 m²

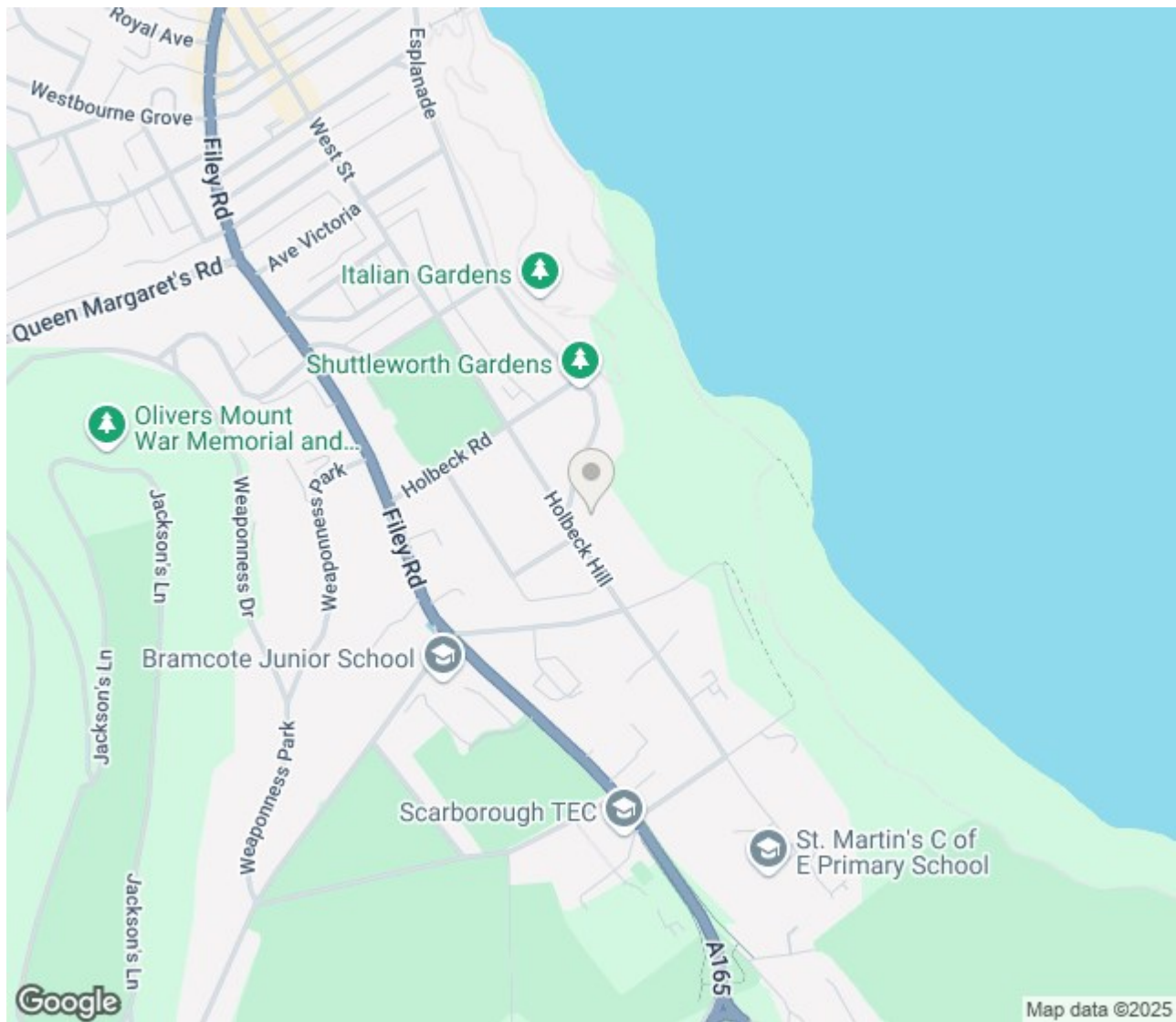
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	

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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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.