



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

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HUNTERS

# Holbeck Avenue, Scarborough

## Offers In The Region Of £180,000



Hunters are delighted to present this delightful ground floor flat offering a perfect blend of comfort and convenience. This property offers a comfortable and versatile layout, perfect for a range of buyers.

Upon entering, you are welcomed into a spacious hallway which leads off into a reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing a warm atmosphere to unwind after a long day. The kitchen is efficient and maximises the space. The property also features two double bedrooms, both generously sized and filled with natural light for a comfortable and inviting atmosphere. The flat features a well-appointed bathroom, ensuring that your daily routines are both comfortable and efficient.

Outside the flat, there is a garage, and a front garden. This creates extra protection and storage whilst the garden enhances curb appeal. The location of this property is particularly appealing, as it is situated in a friendly neighbourhood that boasts easy access to local amenities, including shops, parks, and public transport links. Scarborough itself is renowned for its stunning beaches and vibrant seaside culture, making it an excellent choice for those who appreciate coastal living.

This flat presents a wonderful opportunity for anyone looking to enjoy the charm of Scarborough while benefiting from a well-designed living space. Whether you are a first-time buyer or seeking a rental investment, this property is sure to meet your needs. Do not miss the chance to make this lovely flat your new home.



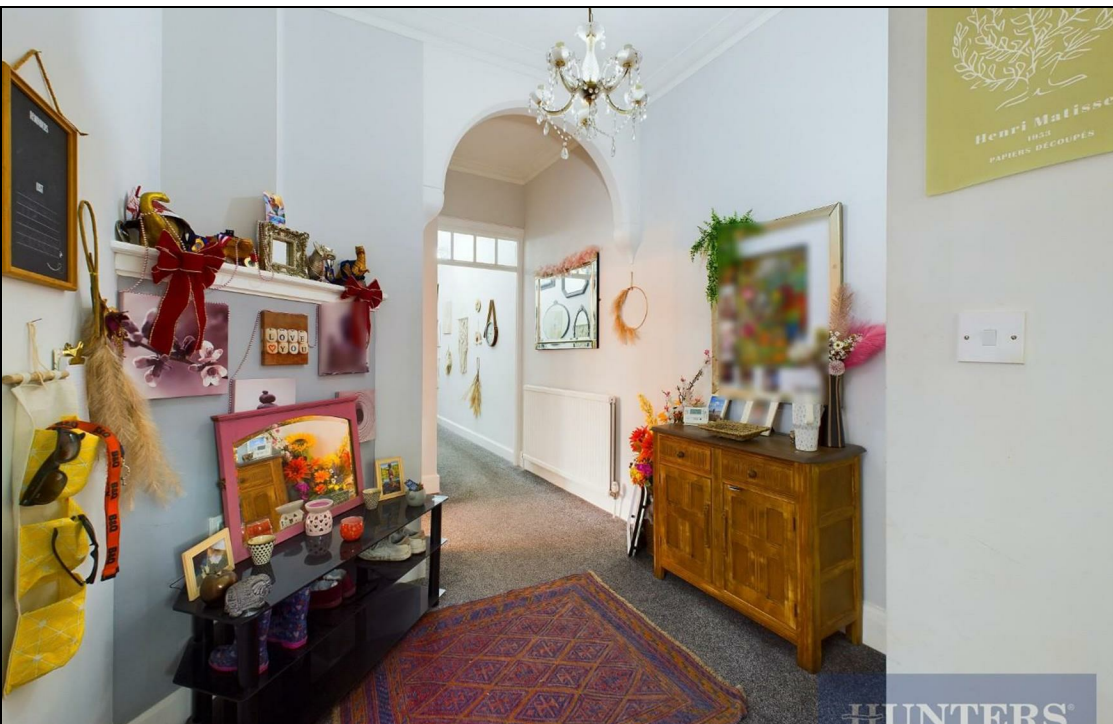


## KEY FEATURES

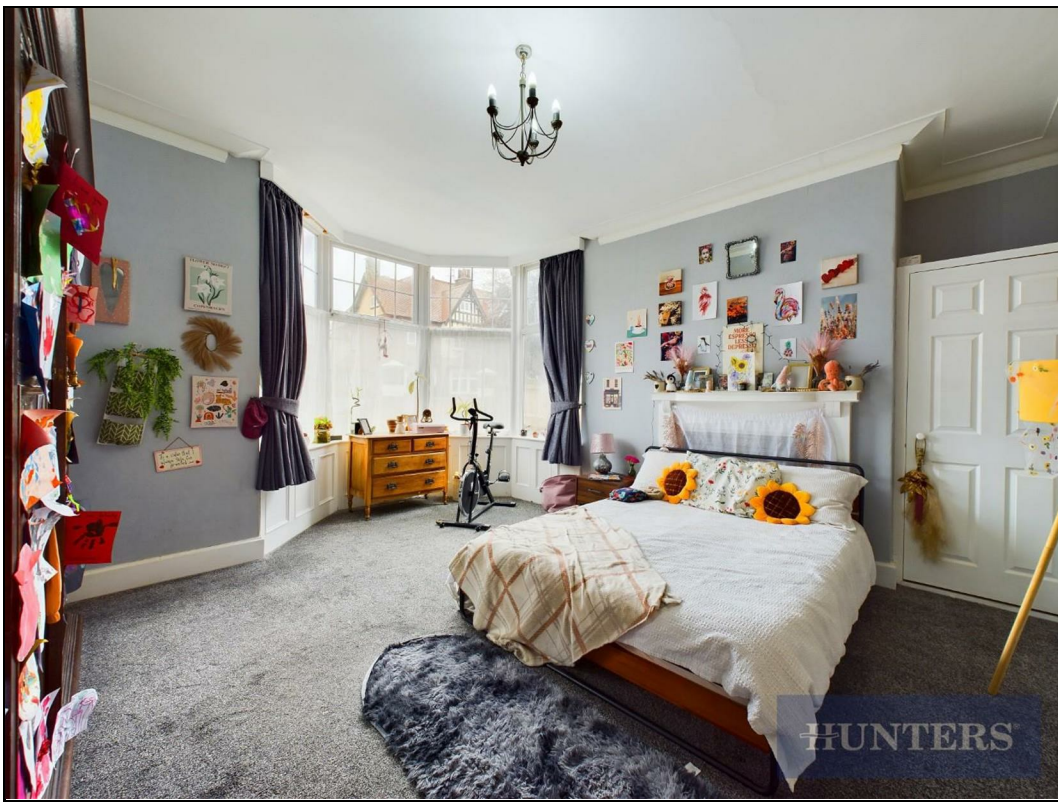
- Modern Kitchen
- Living Room with Bay Window
- Two Double Bedrooms
- Family Bathroom
- Ground Floor Flat
- Council Tax: D
- Garage











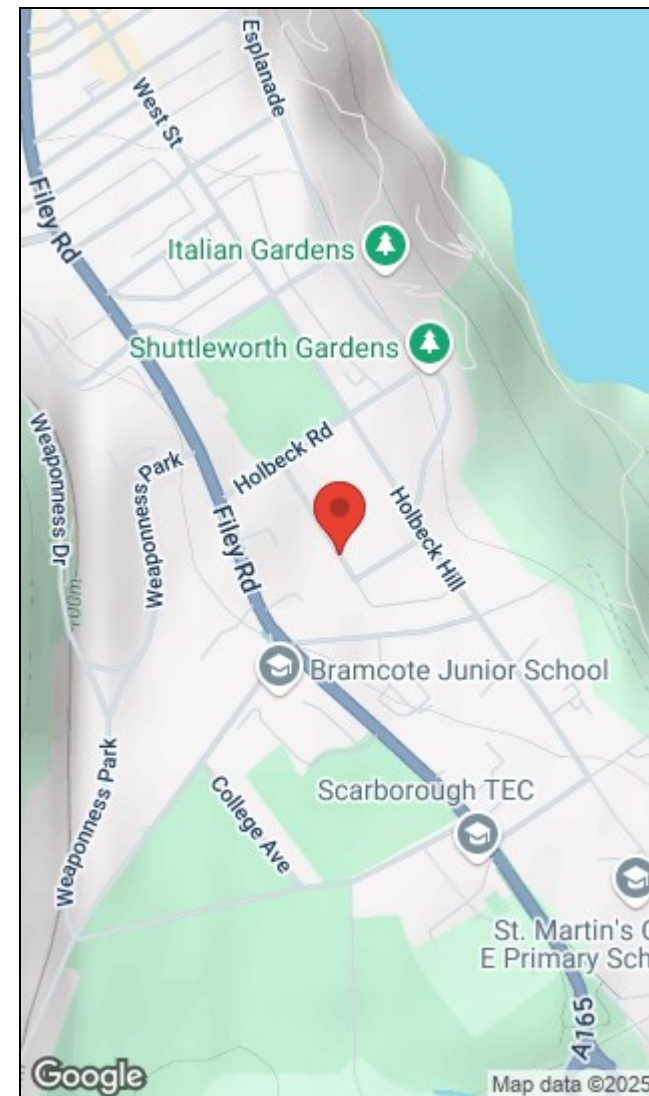






(1) Excluding balconies and terraces

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	68	79	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		



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