



HUNTERS[®]
HERE TO GET *you* THERE

2  |  |  E

Holbeck Road, Scarborough

Offers In Excess Of £170,000



Hunters welcome to the market this IMPRESSIVE second floor apartment within the SOUGHT AFTER South Cliff. Offering lovely views from the lounge, a BALCONY with SEA VIEWS, and TWO BEDROOMS the apartment is presented in GOOD ORDER throughout. This apartment is a MUST VIEW.

This lovely apartment is conveniently located for the sought after Holbeck and Esplanade areas, secondary and primary schools (Wheatcroft Primary, St Martins Primary and Scarborough Independent School (Age 3-18); University, the famous Clock Tower, South Cliff Gardens, with easy access to Scarborough's Town Centre and the amenities of South Bay. The adjacent Ramshill area offers a variety of local shopping facilities and restaurants.

Briefly comprising of a half landing leading to the hallway, lounge with a large window overlooking the Holbeck playing fields, a recently upgraded kitchen/diner with views towards the Mount, master bedroom leading to a glass balustrade balcony offering sea views, family bathroom and a further double bedroom.

With its spacious layout and prime location, this top-floor flat is a perfect choice for those looking for a comfortable and contemporary living space with added outdoor appeal. Don't miss out on the opportunity to view this property!

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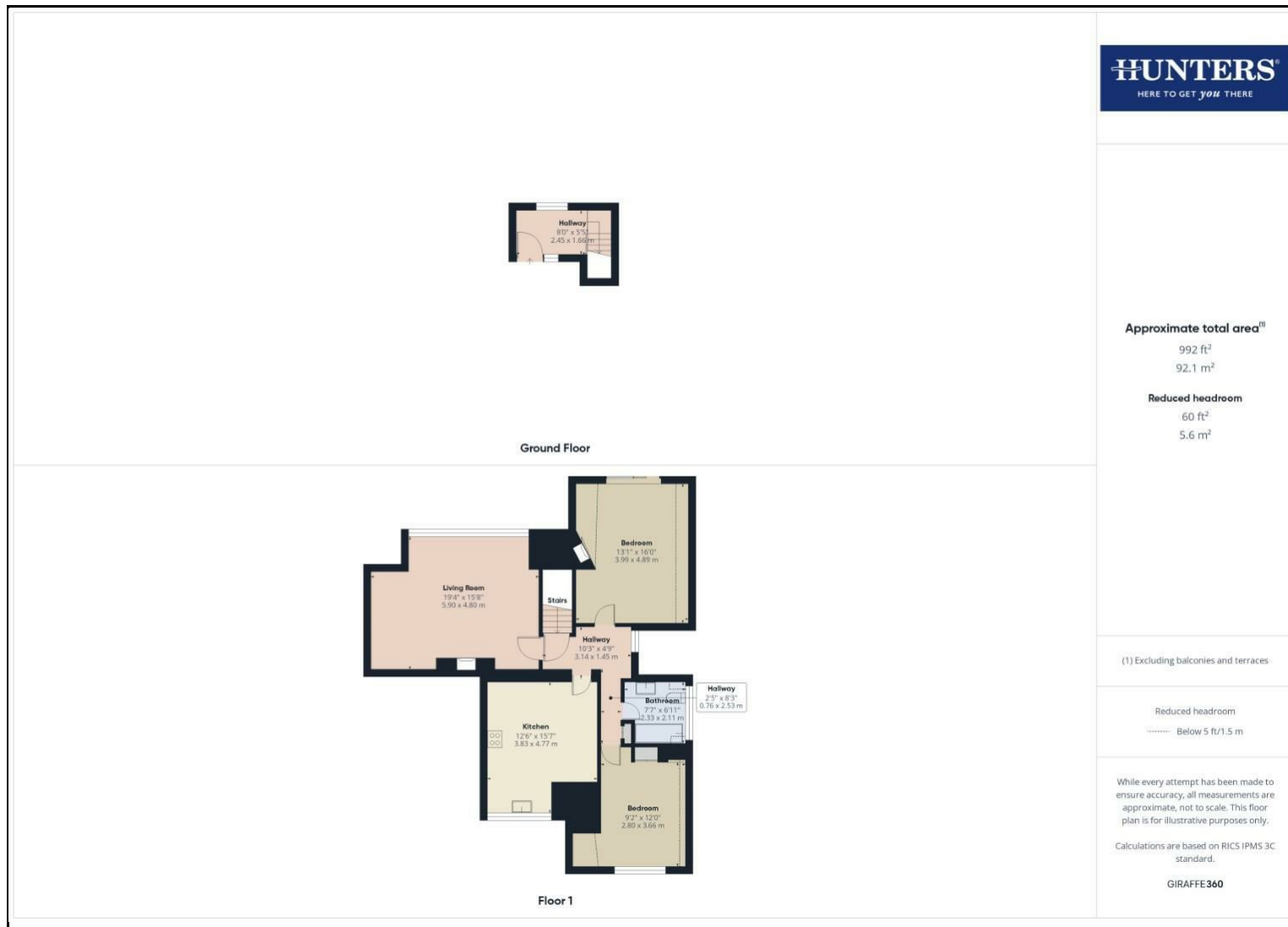


KEY FEATURES

- Large Kitchen
- Spacious Living Room
- Two Bedrooms
- Balcony with Views of the Sea and Oliver's Mount
- Family Bathroom
- Council Tax: B
- EPC: E







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



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