

HUNTERS®

HERE TO GET *you* THERE

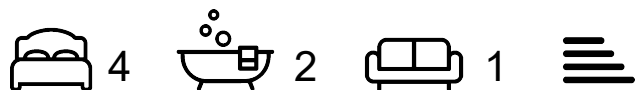


RJ | Architecture
www.richardjagger.co.uk

Holbeck Hill

Scarborough, YO11 3BJ

£675,000



Welcome to the Holbeck Hill Development, an exclusive release of just three beautifully crafted four-bedroom homes, combining energy efficiency, high-spec finishes, and contemporary design in a prime coastal location.

Each home offers four spacious bedrooms, a single garage, and private parking, making them ideal for families and professionals alike. From the upper floors, enjoy stunning sea and castle views, adding a truly special backdrop to your everyday living.

Designed with comfort and quality in mind, these homes feature high-performing timber frame walls for exceptional insulation and energy efficiency. Bright and airy interiors are enhanced by double glazed windows and bi-fold doors, while composite external doors provide both security and style.

The homes benefit from underfloor heating on the ground floor and radiators upstairs, with floor finishes included throughout — LVT to most of the ground floor, carpet in the lounge and bedrooms, and stylish tiles in



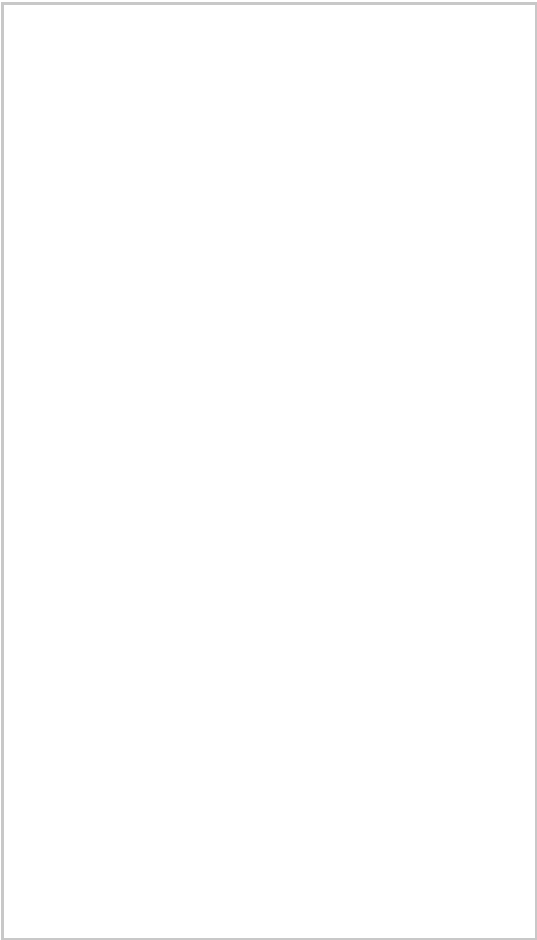
HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service

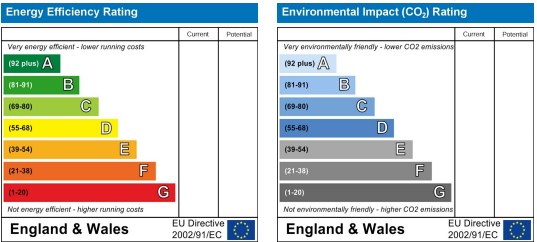
Area Map



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.