



Flat 2, 25 Holbeck Road, Scarborough, YO11 2XF  
Price Guide £285,000





- FIVE BEDROOM FREEHOLD DUPLEX APARTMENT
- PROVIDING EXCELLENT LIVING ACCOMMODATION
- NEWLY RENOVATED TO A HIGH STANDARD THROUGHOUT
- PRIVATE ENTRANCE HALL
- LOCATED ON SCARBOROUGH'S POPULAR SOUTH CLIFF

CPH are delighted to be presenting to the market this SUBSTANTIAL FIVE BEDROOM FREEHOLD DUPLEX APARTMENT which is set on Scarborough's ever popular SOUTH SIDE with a PRIVATE ENTRANCE HALL. The property has been NEWLY RENOVATED throughout and 'in our opinion' is offered to the market in IMMACULATE DECORATIVE ORDER.

The apartment is set within an IMPOSING SEMI-DETACHED dwelling which houses just two apartments. The property is accessed via a private entrance hall on the ground floor with stairs up to the first floor where the accommodation comprises; entrance boot room/utility, a box bay fronted lounge with a fireplace, a new stylish breakfast kitchen fitted with a range of integrated appliances and a centre island, two bedrooms and a three-piece bathroom suite. From the first floor hallway lies a door which provides stairs to the second floor which offers a landing and three further bedrooms. The property has been newly renovated throughout by the current owners (including but not limited to) a rewire, replastered, new stylish kitchen and a full scheme of redecoration.

The property is set within the well regarded South side of Scarborough where a wealth of amenities lay at hand including popular schools, a college, Golf Course, a range of local shops/eateries at Ramshill Shopping Parade, the Cleveland Way which provides scenic walks and a little further afar lies Scarborough's South Bay beach and Scarborough Town Centre.

Early internal viewing is a must and can be arranged via our friendly team in the office or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)







## ACCOMMODATION:

### GROUND FLOOR

Entrance Vestibule  
12'9" x 6'10" max

### FIRST FLOOR

Hallway  
23'3" x 5'6"

Lounge  
22'11" max x 19'0" max

Kitchen/Diner  
20'11" max x 14'5"

Utility/Boot Room  
13'1" max x 9'10" max

Bathroom  
6'10" x 6'10"

Bedroom One  
14'5" max x 13'9" max

Bedroom Two  
13'1" max x 7'10" max

### SECOND FLOOR

Landing  
11'1" x 5'6"

Bedroom Three  
15'1" max x 12'5" max

Bedroom Four  
11'9" max x 10'9" max

Bedroom Five  
11'5" max x 8'2" max

### OTHER:

Tenure/Maintenance  
We have been informed by the vendor that the property is Freehold and there is a Deed of Covenant in place on a 50/50 basis.

Details Prepared  
TLPF/231224



Interested? Get in touch:

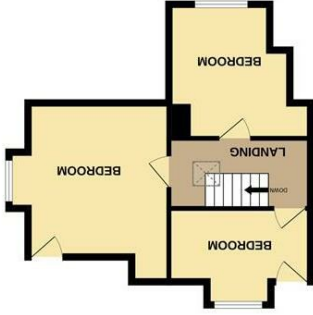
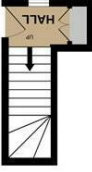
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**CPH**

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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FIRST FLOOR  
1282 sq ft (120.0 sq m) approx.

