



Flat 4, 24 Holbeck House, Holbeck Hill, Scarborough YO11 2XD

Offers In The Region Of £315,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FIRST FLOOR FREEHOLD GARDEN APARTMENT
- TWO BEDROOMS PLUS OCCASIONAL ROOM/ SNUG
- GARAGE AND PRIVATE GARDEN
- VIEWS OVER ESPLANADE AND THE SEA
- WELL PRESENTED THROUGHOUT
- VIEWING HIGHLY RECOMMENDED

This Stunning, TWO bedroom plus occasion bedroom/study apartment, is packed with character and charm and offers deceptively spacious living throughout located in a attractive period building. With the added benefit of a private GARDEN and GARAGE. The apartment is well located on Scarborough's South Cliff just off the Esplanade with open aspect and Sea views towards the Esplanade.

The accommodation briefly comprises of an entrance hall with stairs to all floors. The apartment also benefits from a spacious hallway, which offers sea views through a large viewing window, leading to a cozy snug area with doors leading off to a feature lounge with sea and castle views, modern kitchen with pantry, two generous double bedrooms and an occasional bedroom/ Study (with internal window) and a modern house bathroom offering a bath with shower over, wash hand basin and a W.C. The property also benefits from a utility room/ storage area accessed via the communal area. This Freehold, First floor flat apartment is offered to the market in well presented condition throughout. Outside the apartment features a beautifully presented private Landscaped garden area which the apartment owns 60% of also benefits from a single garage set in a separate block and a private parking area. There is currently a deed of covenant in place and maintenance agreement which is ran by Nicholsons locally with an annual maintenance charge of approx. £1500 per annum.

The vendor has recently completed various improvements: a period style bathroom, new kitchen, new radiator system and new fuse box. The garage roofs were all replaced last year and part of the house roof has been recently replaced.

The apartment is in a popular location on Scarborough's South Cliff and provides excellent access to a wide range of attractions and amenities, local shops, Golf Course, The Esplanade and Italian Gardens, a choice of popular eating and drinking establishments as well as Scarborough's South Ba





Apartment Entrance Hall

Lounge
20'11" x 11'5"

Kitchen
13'1" x 7'10"

Bedroom One
18'0" x 11'1"

Bedroom Two (currently used as dining room)
12'9" x 8'2"

Bathroom

Occasional bedroom/ Study
6'10" x 6'10"

Utility Room
9'2" x 5'10"

Garage
16'4" x 8'2"

A single garage set in a separate block with up and over door and Private Off street parking area.

Outside

The property benefits from a Generous Landscaped garden laid mainly to lawn. PLEASE NOTE - THIS APARTMENT OWNS 60% OF THE LAWNED AREA AT THE PROPERTY.

Tenure

The property is Freehold and has a maintenance agreement in place with Nicholson's at a cost of £1500 pa. We are informed by the vendors that there are no restrictions they are aware of.

EPC and Council Tax

EPC rating D 67

Council tax - C

Details prepared by/ Date

GV 25/10/24



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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



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