



26 Holbeck Hill, Scarborough YO11 2XD
Asking Price £150,000

CPH

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ESTATE AGENTS AND
CHARTERED SURVEYORS



- Nicely presented Leasehold Ground floor garden apartment
- Generous lounge and open plan modern kitchen
- Bedroom with Ensuite
- Garden area with potential for off street parking
- Vacant possession and no onward chain

Nestled in the charming area of Holbeck Hill, Scarborough, this delightful Leasehold ground floor apartment offers a perfect blend of comfort and convenience. With one spacious reception room and open plan kitchen arrangement, this property provides an inviting space for relaxation and entertaining.

The apartment features a modern bathroom accessed from the bedroom, thoughtfully designed to meet your everyday needs. Its ground floor location not only enhances accessibility but also allows for easy movement in and out of the property, making it ideal for those who prefer a low-maintenance lifestyle.

The property benefits from a timber sun porch as you access the property in addition to a WC and utility area. Outside to the front is a garden area with path and gated access.

Scarborough, known for its stunning coastline and vibrant community, offers a variety of local amenities, including shops, restaurants, and recreational facilities. The picturesque surroundings provide ample opportunities for outdoor activities, whether you fancy a leisurely stroll along the beach or exploring the scenic countryside.

This apartment is perfect for first-time buyers, professionals, or those seeking a cosy retreat by the sea. With its appealing location and practical layout, this property is a wonderful opportunity to embrace the coastal lifestyle that Scarborough has to offer. With vacant possession and no onward chain, Don't miss the chance to make this charming apartment your new home.

Call our friendly team on 01723 352235 to arrange you viewing.





Accommodation

Porch

Lobby
8'0" x 3'10"

Utility Room
6'11" x 4'0"

Separate WC

Lounge Diner
16'7" x 12'0"

Kitchen
11'3" x 4'9"

Bedroom
12'4" x 10'5"

Ensuite Bathroom
12'2" x 6'7"

Outside

PRIVATE GARDEN AREA TO THE FRONT

Tenure

Leasehold - Maintenance is managed in house by the Freeholder, 10% contribution as and when

Epc and Council tax

council tax - B#

epc - 60 D

Details prepared by/ date

GV 09/05/25



Interested? Get in touch:

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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



TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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