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26 Holbeck Hill, Scarborough  
£150,000





## 26 Holbeck Hill

Scarborough, Scarborough

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

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 01703 750075 to arrange a viewing.





## Accommodation

### Porch

### Lobby

Dimensions: 2.44 x 1.19 (8'0" x 3'10").

### Utility Room

Dimensions: 2.13 x 1.24 (6'11" x 4'0").

### Separate WC

### Lounge Diner

Dimensions: 5.08 x 3.68 (16'7" x 12'0").

### Kitchen

Dimensions: 3.45 x 1.47 (11'3" x 4'9").

### Bedroom

Dimensions: 3.76 x 3.20 (12'4" x 10'5").

### Ensuite Bathroom

Dimensions: 3.73 x 2.03 (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

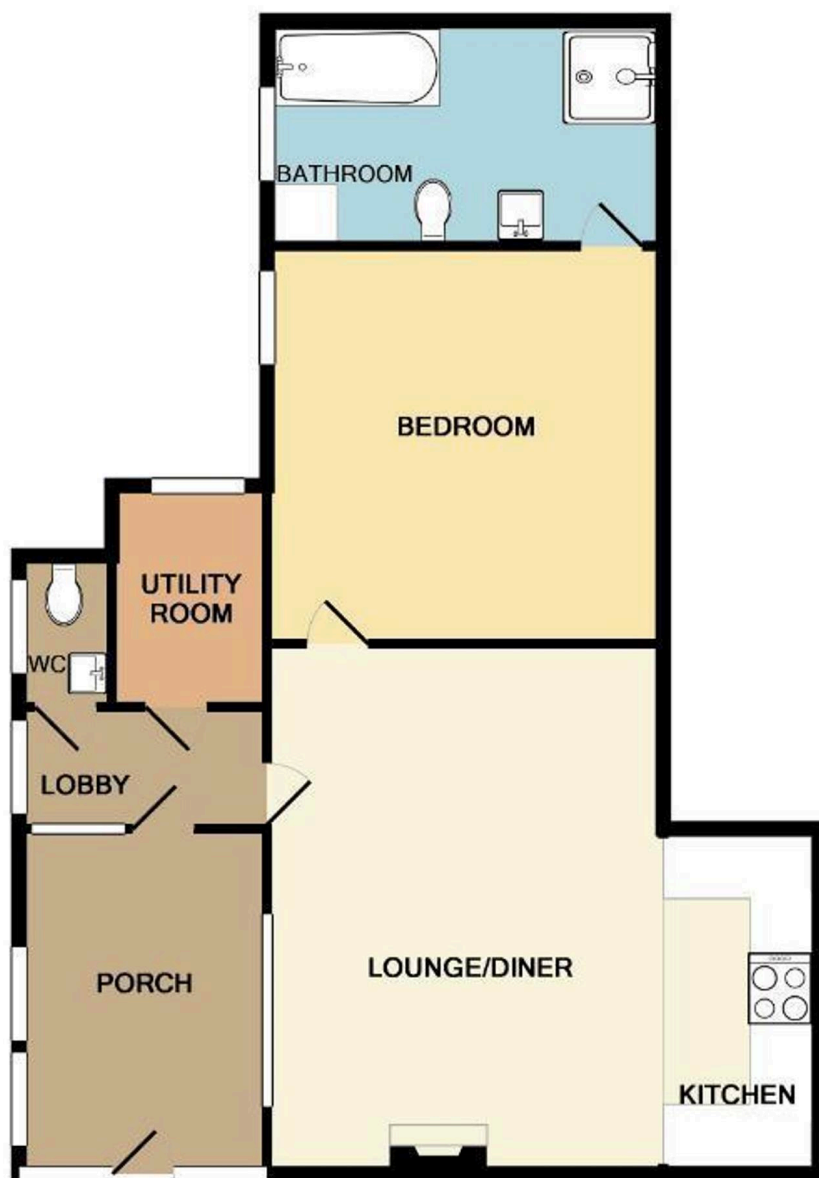
council tax - B# epc - 60 D

### Details prepared by/ date

GV 09/05/25







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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## Interested?

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