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27a Holbeck Hill, Scarborough
£160,000



27a Holbeck Hill

Scarborough, Scarborough

- IDEAL HOLIDAY HOME/INVESTMENT
- GAS HEATING AND DOUBLE GLAZING
- VACANT POSSESSION AND NO ONWARD CHAIN
- SPACIOUS FREEHOLD GROUND FLOOR APARTMENT WITH OWN ENTRANCE AT SIDE
- FRONT GARDEN FOR SOLE USE

This GENEROUSLY PROPORTIONED TWO BEDROOM GROUND FLOOR APARTMENT is offered to the market in GOOD ORDER THROUGHOUT but may benefit from some updating, NO ONWARD CHAIN. The property is well located on Scarborough's South Cliff and benefits from SEA GLIMPSES and is within walking distance of the esplanade and Italian Gardens.

The accommodation itself is accessed via a private porch to the side elevation of the building leading through to an entrance/dining hall. The property benefits from a double master bedroom with bay window and fitted wardrobes. The second bedroom is also a double with fitted robes. The property benefits from having a separate W/C and main bathroom which has a three-piece suite. The kitchen benefits from ample storage including a pantry. The generous lounge features a large bay window giving sea glimpses. 'In our opinion' the property is offered to the market in good general order and is offered with Vacant Possession and no onward chain.

Being located on Scarborough's South Cliff means as well as the superb open aspect views the property provides excellent access to a wealth of amenities and attractions including a choice of schools and college's, transport links, golf course, a choice of popular eating and dining establishments as well as being moments away from scenic walks along The





ACCOMODATION

Ground Floor

Dining Hall

Dimensions: 6 x 2.9 (19'8" x 9'6").

Lounge

Dimensions: 5.2 max x 5.5 max (17'0" max x 18'0" max).

Kitchen

Dimensions: 4.4 x 3.9 (14'5" x 12'9").

Bedroom 1

Dimensions: 6 x 4.3 (19'8" x 14'1").

Bedroom 2

Dimensions: 3.9 x 3.3 (12'9" x 10'9").

Bathroom

Dimensions: 2.6 x 2.2 (8'6" x 7'2").

WC

Dimensions: 2.4 x 0.9 (7'10" x 2'11").

Tenure/Maintenance

We have been informed by the Vendor that the property is Freehold and does not permit Holiday Lets, however residential lets and pets are allowed. The maintenance is a 50/50 split between both flats.

Externally

To the front of the property lies a front garden laid mainly to lawn FOR SOLE USE OF 27A.

Details

AB - Council Tax band - C

GROUND FLOOR
1337 sq.ft. (124.2 sq.m.) approx.



TOTAL FLOOR AREA: 1337 sq.ft. (124.2 sq.m.) approx.

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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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