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Flat 4, Holbeck House, 24 Holbeck Hill

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## Flat 4

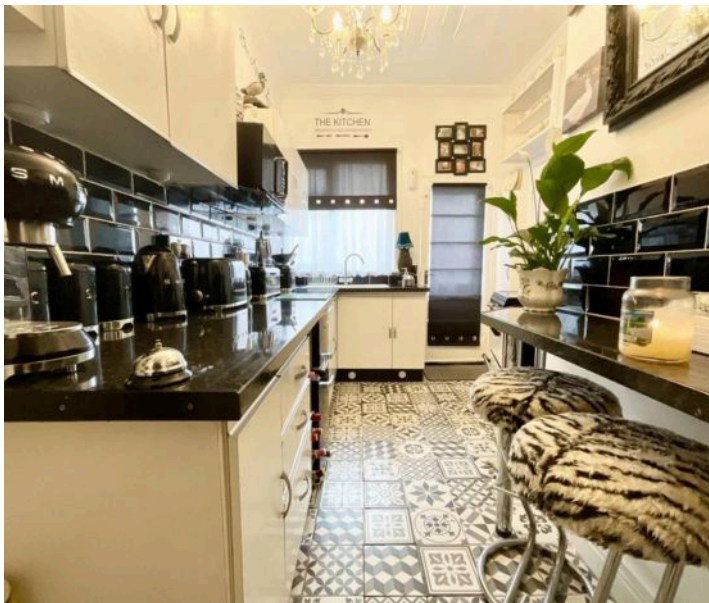
### Holbeck House, Scarborough

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.







#### Apartment Entrance Hall

#### Lounge

Dimensions: 6.4 x 3.5 (20'11" x 11'5").

#### Kitchen

Dimensions: 4.0 x 2.4 (13'1" x 7'10").

#### Bedroom One

Dimensions: 5.5 x 3.4 (18'0" x 11'1").

#### Bedroom Two (currently used as dining room)

Dimensions: 3.9 x 2.5 (12'9" x 8'2").

#### Bathroom

#### Occasional bedroom/ Study

Dimensions: 2.1 x 2.1 (6'10" x 6'10").

#### Utility Room

Dimensions: 2.8 x 1.8 (9'2" x 5'10").

#### Garage

Dimensions: 5.0 x 2.5 (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





GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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