



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

48 Holbeck Avenue, Scarborough
£165,000



48 Holbeck Avenue

Scarborough, Scarborough

- TWO BEDROOMS WITH EN-SUITE TO MASTER
- GROUND FLOOR FREEHOLD APARTMENT
- PRIVATE ENTRANCE PORCH/UTILITY
- STUDY ROOM/OCCASIONAL BEDROOM
- POPULAR SOUTH SIDE LOCATION
- NO ONWARD CHAIN

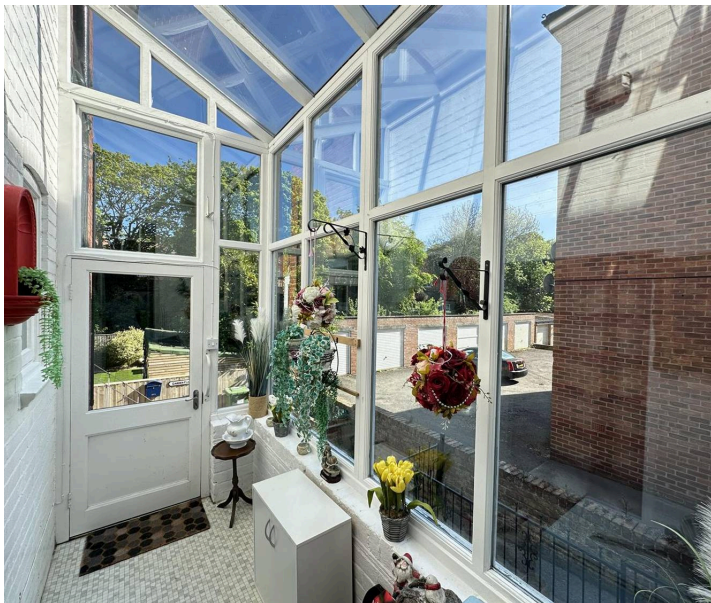
CPH are delighted to be presenting to the market this SPACIOUS TWO BEDROOM GROUND FLOOR FREEHOLD APARTMENT which is set on Scarborough's ever popular SOUTH SIDE and offered to the market with NO ONWARD CHAIN.

The apartment is set within an IMPOSING SEMI-DETACHED dwelling and briefly comprises on the ground floor of; hallway accessed via the communal entrance hall, a sizeable bay fronted lounge/diner with fireplace, kitchen fitted with a range of units, study room/occasional bedroom, store, bay fronted master bedroom with an en-suite shower room, second bedroom, bathroom and a private rear porch/utility.

The property is set within the well regarded South side of Scarborough where a wealth of amenities lay at hand including popular schools, a college, Golf Course, a range of local shops/eateries at Ramshill Shopping Parade, the Cleveland Way which provides scenic walks and a little further afar lies Scarborough's South Bay beach and Scarborough Town Centre.

Early internal viewing is a must and can be arranged via our friendly team in the office on 01723 352235 or visit our website www.cphproperty.co.uk

Council Tax band: TBD





ACCOMMODATION:

GROUND FLOOR

Hallway

Dimensions: 4.5m max x 2.6m max (14'9" max x 8'6" max).

Lounge/Diner

Dimensions: 7.4m max into bay x 4.7m max (24'3" max into bay x.

Kitchen

Dimensions: 3.4m x 2.1m max (11'1" x 6'10" max).

Porch/Utility

Dimensions: 1.8m x 1.7m (5'10" x 5'6").

Study/Occasional Bedroom

Dimensions: 4.1m x 1.9m max (13'5" x 6'2" max).

Bedroom One with En-Suite Shower Room

Dimensions: 5.6m max into bay x 4.6m (18'4" max into bay x 15'.

Bedroom Two

Dimensions: 3.6m x 2.5m (11'9" x 8'2").

Bathroom

Dimensions: 3.4m x 1.7m (11'1" x 5'6").

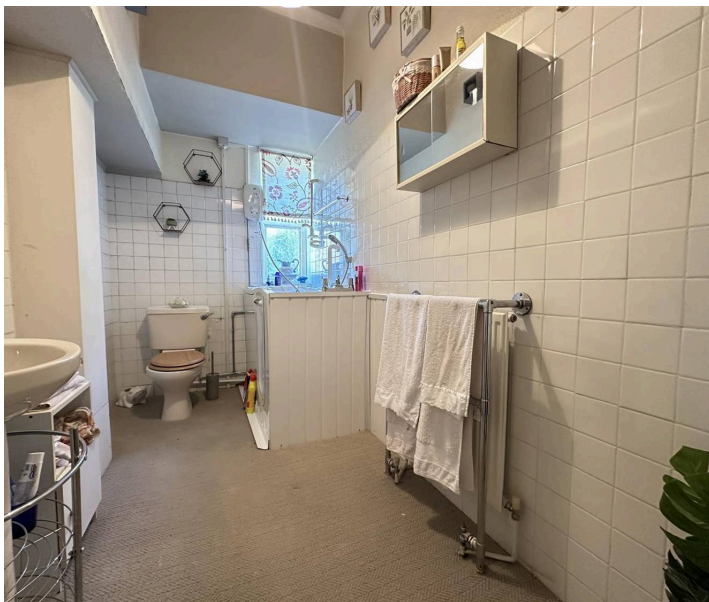
OTHER:

Tenure/Maintenance

We have been informed that the property is Freehold and that there is a maintenance agreement in place with Nicholsons of which is paid half, yearly. The maintenance for 2022 - £825.00, 2023 - £925.00 and 2024 - £1,028.75. We have been made aware there is a restriction on holiday letting.

Details Prepared

TLPF/210525



GROUND FLOOR
1259 sq.ft. (117.0 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (117.0 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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Interested?

Contact our friendly team today

☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS

19 St. Thomas Street, Scarborough YO11 1DY



rightmove Zoopla.co.uk PrimeLocation.com

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