



colin ellis

## 46 Holbeck Hill, Scarborough, YO11 3BU

Immaculately presented throughout this TWO BEDROOM GROUND FLOOR APARTMENT is located in a prestigious modern development on the South side of Scarborough. The apartment has large rooms throughout as well as a SPACIOUS BALCONY overlooking surrounding greenery and partial sea views. The apartment offers a master bedroom with EN-SUITE BATHROOM, a kitchen with INTEGRATED APPLIANCES and GRANITE WORKTOPS and also has ALLOCATED PARKING. Viewing is highly recommended to appreciate the high quality finish on this apartment.

Offers Over £230,000



## ENTRANCE

Door into apartment entrance hall with inset ceiling spotlights, large store cupboard, door entry phone system and radiator.

## STORE CUPBOARD

## LIVING ROOM

5.4 x 6.1 (17'8" x 20'0")

Inset ceiling spotlights, french doors, uPVC double glazed window, single french door out onto balcony and two radiators.

## KITCHEN

4.0 x 2.5 (13'1" x 8'2")

Fitted kitchen with range of cupboards and drawers, granite worktop, AEG integrated appliances (oven, induction hob with extractor hood, above, microwave, fridge freezer, dishwasher and washer/dryer), composite sink, tiled splash back, inset ceiling spotlights and radiator.

## BEDROOM ONE

3.6 x 5.0 (11'9" x 16'4")

Inset ceiling spotlights, radiator, french doors opening out onto the balcony and door to en-suite bathroom.

## EN-SUITE

2.3 x 1.5 (7'6" x 4'11")

Walk in shower with rainfall head, WC, hand basin, wet walling, extractor fan, inset ceiling spotlights and modern radiator/towel warmer.

## BEDROOM TWO

3.4 x 3.9 (11'1" x 12'9")

uPVC double glazed window, radiator and inset ceiling spotlights.



## BATHROOM

3.0 x 2.0 (9'10" x 6'6")

Bath, WC, hand basin, walk in shower with rainfall shower head, wet walling, inset ceiling spotlights, extractor fan and modern radiator/towel warmer.

## BALCONY

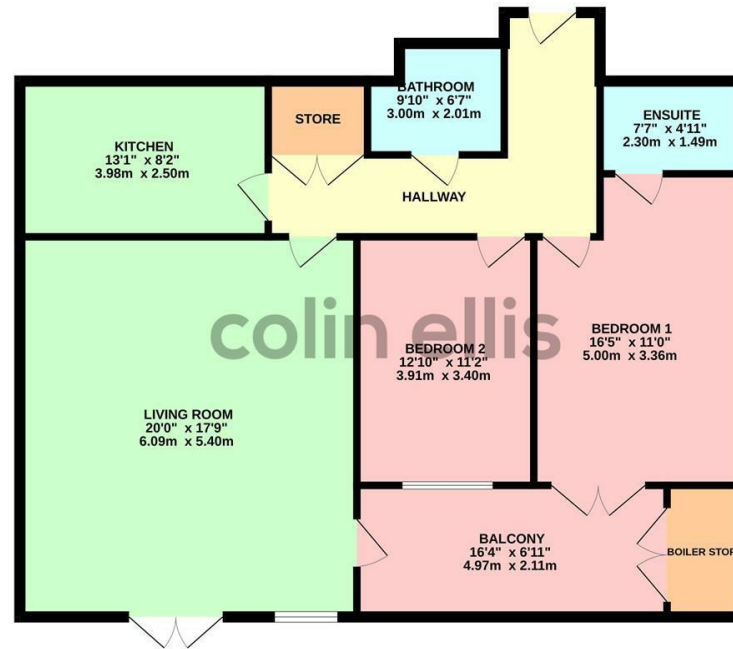
With storage cupboard housing gas central heating boiler and partial sea views.

## TENURE

Our vendors have informed us of the following:  
Leasehold with 995 years remaining  
Maintenance charge £1,700 PA  
Ground rent £450 PA  
Pets, AST's & Holiday Lets all allowed



GROUND FLOOR



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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**46 Holbeck Hill - 18524134**

**Council Tax Band - E**

**Tenure - Leasehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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