



colin ellis

## Holbeck Hill, Scarborough, YO11 3BU

Located in one of Scarborough's most sought-after locations, this beautifully presented 2-bedroom ground floor apartment on Holbeck Hill offers a perfect blend of comfort, convenience, and coastal living. Just a short stroll from the seafront and the picturesque Esplanade, this property is ideal for professionals, retirees, or as a holiday retreat.

Offers Over £225,000





## PROPERTY DESCRIPTION

This property briefly compromises of a entrance hall leading to a living and dining space with access to balcony, a kitchen, bedroom with en-suite and access to balcony, bedroom and a family bathroom. Externally there is parking.

### ENTRANCE HALL

### LOUNGE

5.97 x 5.32 (19'7" x 17'5")

### KITCHEN

2.44 x 4.03 (8'0" x 13'2")

### BATHROOM

2.15 x 2.13 (7'0" x 6'11")

### BEDROOM

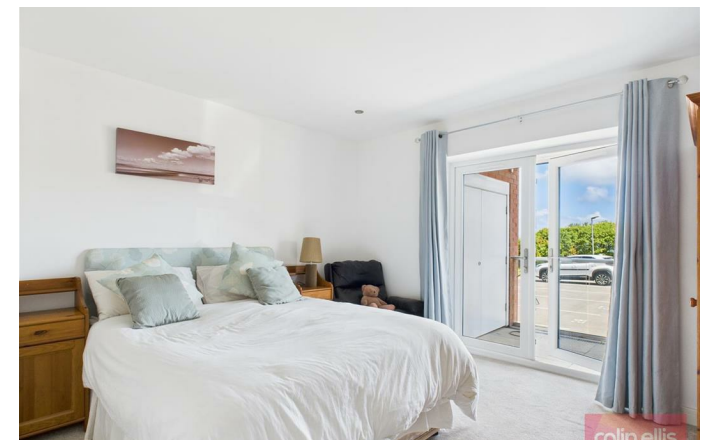
4.60 x 3.66 (15'1" x 12'0")

### EM-SUITE

1.38 x 2.15 (4'6" x 7'0")

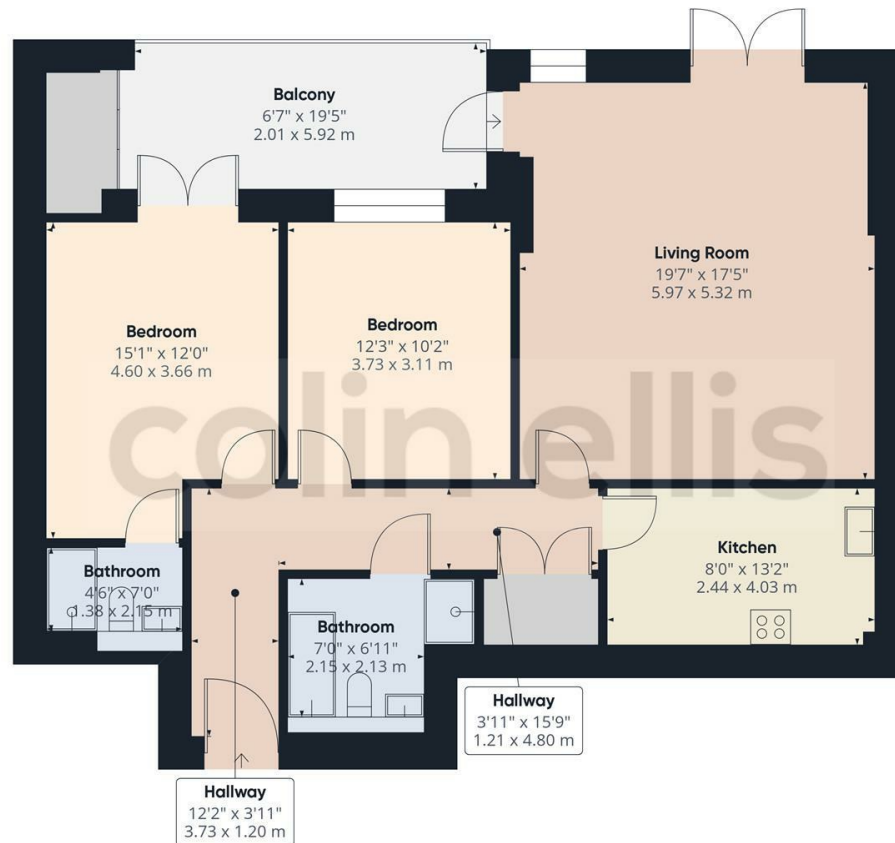
### BEDROOM

3.73 x 3.11 (12'2" x 10'2")









#### Approximate total area<sup>(1)</sup>

1009 ft<sup>2</sup>  
93.9 m<sup>2</sup>

#### Balconies and terraces

126 ft<sup>2</sup>  
11.7 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Holbeck Hill - 18713353**

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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