



# colin ellis

**Holbeck Hill,  
Scarborough, YO11 3BU**

Situated in this NEWLY BUILT LUXURY DEVELOPMENT this TWO BEDROOM THIRD FLOOR APARTMENT has PANORAMIC VIEWS SEA VIEWS from the balcony, HIGH SPECIFICATION BATHROOM and KITCHEN and TWO PARKING SPACES. The development is located on Holbeck Hill on the South side of Scarborough in a quiet area. Viewing of this property is highly recommended to appreciate the high level of finish.

**Guide Price £250,000**

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## PROPERTY DESCRIPTION

Situated in this newly built luxury development this two bedroom third floor apartment has panoramic sea views from the balcony, high specification bathroom and kitchen and two oversized parking spaces. The development is located on Holbeck Hill on the South side of Scarborough in a very quiet area. The property briefly comprises of an entrance hall with storage, spacious living room with door leading to the private balcony with panoramic sea views, a fitted kitchen with high specification integrated appliances and granite worktops. The main bedroom has dual aspect windows and built in wardrobe and the second bedroom has a balcony with room for outdoor furniture. The modern bathroom with shower and modern radiator completes the internal accommodation. Holiday lets allowed. The property has gas central heating.

## COMMUNAL

Front door with video entry system and post boxes leading to spacious communal hallways with a lift and stairs to all floors including car park level.

## ENTRANCE HALL

Front door leading to hallway with video entry phone system, storage cupboard and inset ceiling spotlights.

## LIVING ROOM

5.05 x 3.85 (16'7" x 12'8")

Spacious living area with uPVC double glazed window, uPVC double glazed door onto the private balcony with panoramic sea views, inset ceiling lights, two radiators and door to hallway.

## KITCHEN

2.97 x 2.74 (9'9" x 9'0")

Fitted kitchen with integrated appliances with granite worktops and splashbacks, matte grey cabinets and drawers, integrated AEG appliances including oven, microwave, induction hob, extractor, fridge freezer, washing machine and dishwasher, composite sink, inset ceiling spotlights, radiator, uPVC double glazed frosted window and door to hallway.

## BEDROOM ONE

4.42 x 2.95 (14'6" x 9'8")

Master bedroom with two uPVC double glazed windows, built in wardrobe, inset ceiling spotlights, radiator and door to hallway.

## BEDROOM TWO

3.22 x 2.59 (10'7" x 8'6")

Second double bedroom with French doors onto the private balcony, inset ceiling spotlights, radiator and door to hallway.

## BATHROOM

2.20 x 2.01 (7'3" x 6'7")

Family bathroom with bath and shower over with rainforest shower head, WC, hand basin, paneled walls, light up mirror, modern radiator/towel warmer, inset ceiling spotlights, extractor and door to hallway.

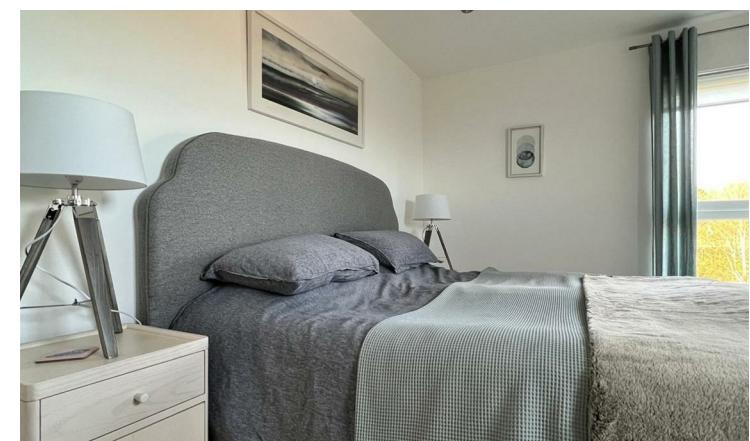
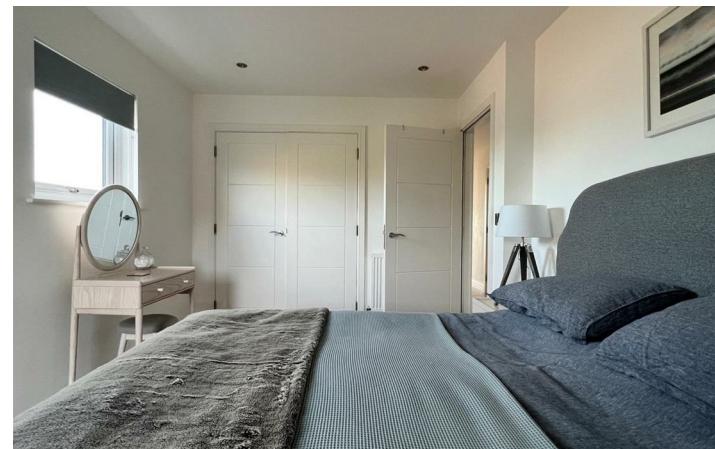
## OUTSIDE

There is a sea facing large balcony with panoramic views over the coastline and room for outdoor furniture. From the second bedroom there is another balcony with room for outdoor furniture. This apartment also comes with two parking spaces.

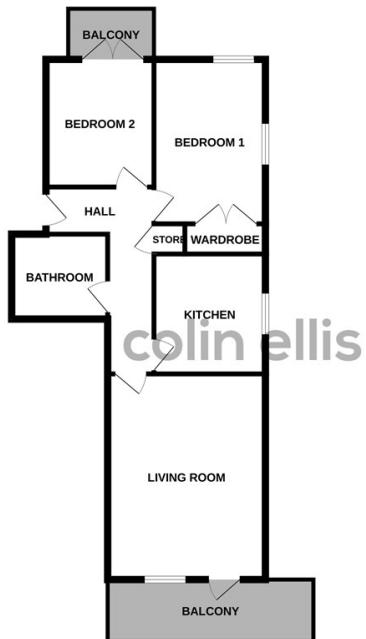
## TENURE

The apartment is a leasehold property with 995 years remaining.





THIRD FLOOR



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Whilst every attempt has been made to ensure the accuracy of the details 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 plan is based on the information available to the agent at the time of preparation and has not been tested and no guarantee as to their operability or efficiency can be given.  
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Holbeck Hill - 18009258

Council Tax Band - D

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	82	82
(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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