



## Flat 6 Albany House Holbeck Hill, Scarborough, YO11 2XD

£180,000

- SECOND FLOOR FLAT
- SPACIOUS LOUNGE AREA
- FABULOUS SOUTH SIDE LOCATION
- LARGE BOARDED LOFT
- THROUGH DINING ROOM
- LARGE GARAGE SPACE
- THREE BEDROOMS
- COUNCIL TAX BAND C
- EAST AND WEST FACING WINDOWS

## Flat 6 Albany House Holbeck Hill, Scarborough YO11 2XD

Nestled on Scarborough's south side, this meticulously designed second-floor flat boasts three bedrooms and a garage, offering comfort and convenience. Featuring a kitchen, dining area, and three bedrooms, one with built-in storage, the property is complemented by a bathroom with ample cupboard space. The flat benefits from sea views, with both east and west facing windows, giving the property a light and airy feel no matter what time of day. Outside, a communal garden and garage provide additional appeal. Enjoying a sought-after location, the property offers easy access to amenities such as the Spa conference centre, South Bay beach, local shops, and dining establishments. Close proximity to transport links and everyday conveniences on Ramshill Road ensures a seamless lifestyle.



Council Tax Band: C



## Description

Nestled on Scarborough's vibrant south side, this second-floor flat with three bedrooms and a garage offers an ideal blend of comfort and convenience. Boasting a thoughtfully arranged layout, the property welcomes you through a communal entrance into a spacious hallway.

Step inside to discover a kitchen seamlessly connected to a dining area by an inviting open archway. The accommodation features three bedrooms, one of which is equipped with convenient built-in storage space. The flat benefits from sea views, with both east and west facing windows, giving the property a light and airy feel no matter what time of day. A spacious bathroom with additional cupboard space adds practicality to the home.

Outside, a charming communal garden awaits, while a garage at the rear provides secure parking.

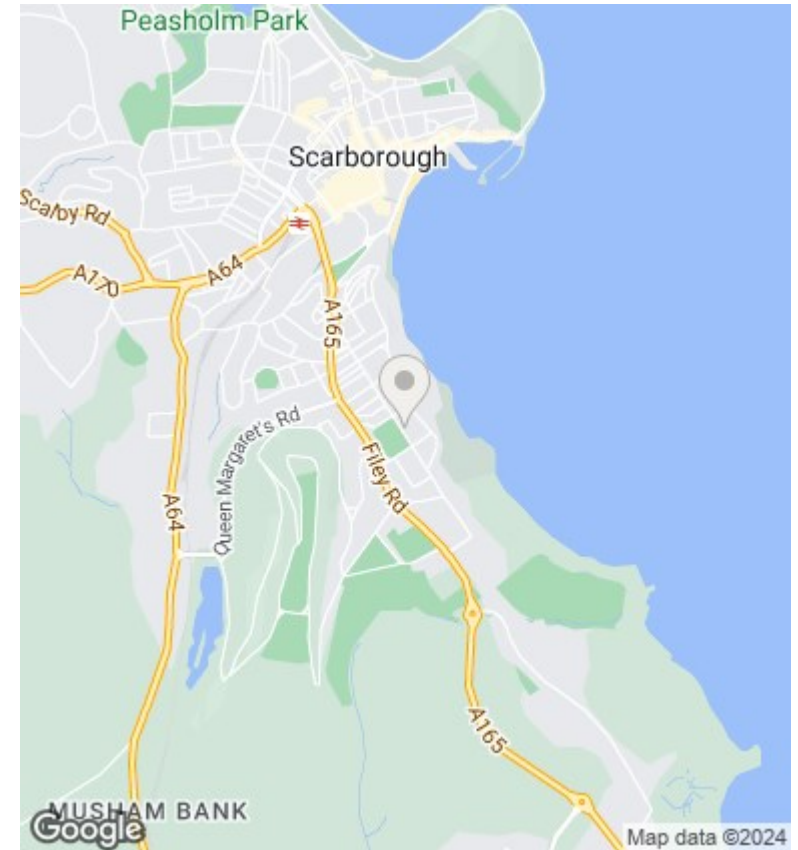
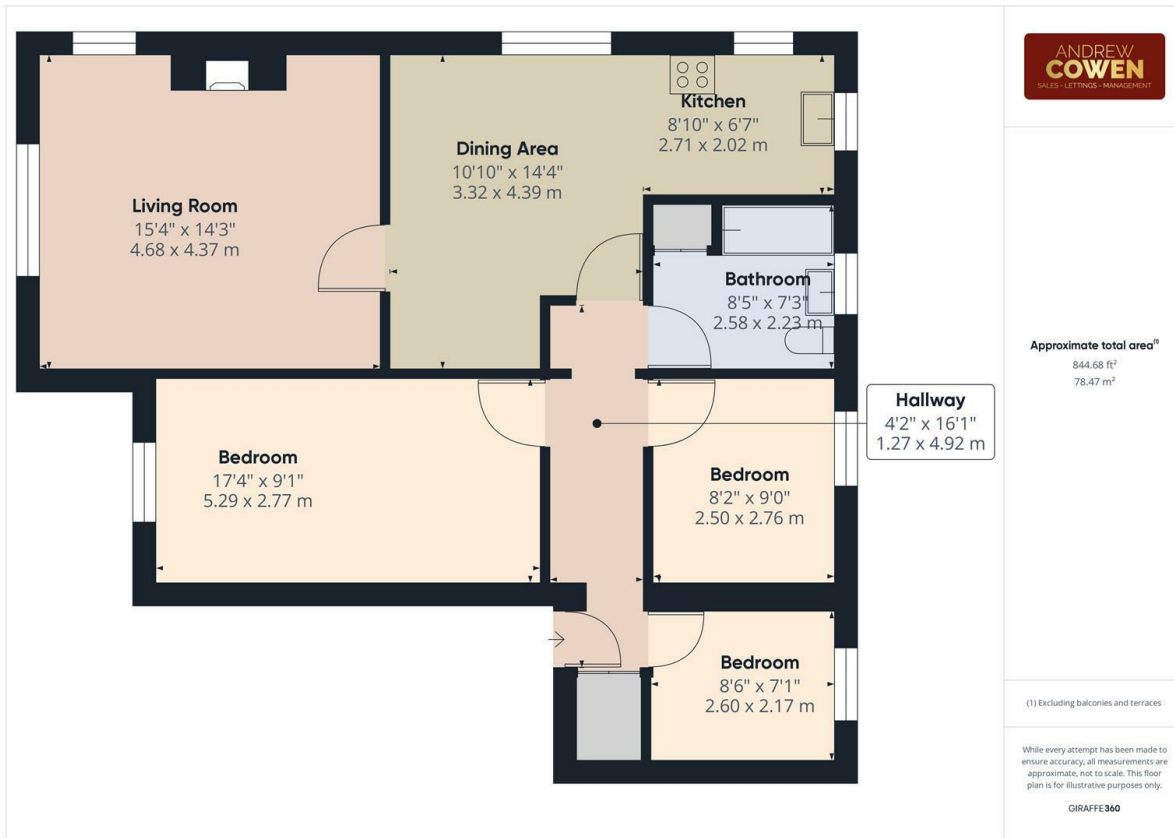
Benefiting from its coveted location, the property provides easy access to a range of amenities and attractions. From the renowned Spa conference centre to the scenic South Bay and beach accessible via the Spa Lift. Nearby, you'll find an array of local shops, the picturesque Italian Gardens, and the iconic clock tower, along with a diverse selection of dining and entertainment options.

Moreover, situated close to Ramshill Road's transport links, you'll find all the necessities for daily living, including convenience stores, pubs, eateries, pharmacies, and healthcare services, ensuring a truly seamless lifestyle.









## Directions

## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	75	75
(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	