



Apartment 2, 48 Holbeck Hill, Scarborough, YO11 3HT

Guide Price £275,000

- *Prestigious ground floor apartment.*
- *Two spacious double bedrooms.*
- *Private courtyard terrace.*
- *Stylish modern dining kitchen.*
- *Contemporary bathroom and separate shower room.*
- *Secure allocated and visitor parking.*
- *Large balcony with distant sea views.*
- *Spacious lounge with balcony access.*
- *Lift access and sought-after location.*

48 Holbeck Hill, Scarborough YO11 3HT

A beautifully presented and exceptionally spacious two-bedroom ground floor apartment forming part of a prestigious modern development, offering a generous amount of contemporary living space. Finished to an excellent standard throughout, the property features a generous living room opening onto a large covered balcony with distant sea views, a stylish fitted dining kitchen, two impressive double bedrooms, a luxurious family bathroom, separate shower room, and a private courtyard terrace accessed from the principal bedroom. Further benefits include secure allocated parking, visitor parking, lift access and an enviable coastal location close to local amenities and transport links, making this an outstanding home for professionals, downsizers or those seeking a high-quality seaside residence.



Council Tax Band: E



A Stunning Contemporary Two Bedroom Ground Floor Apartment with Private Terrace, Sea Views and Secure Parking

Occupying an enviable position within an exclusive modern development, this beautifully presented two-bedroom ground floor apartment offers stylish, spacious accommodation which is finished to a high standard throughout, the property combines contemporary design with generous proportions, making it an exceptional home for professionals, downsizers or those seeking a luxurious coastal retreat.

Accessed via a secure communal entrance with lift and stair access to all floors, the apartment welcomes you into a spacious entrance hallway leading to the principal accommodation. The impressive living room is a particular highlight, offering an abundance of natural light and direct access to a generous covered balcony where sea views provide an attractive backdrop for relaxing or entertaining.

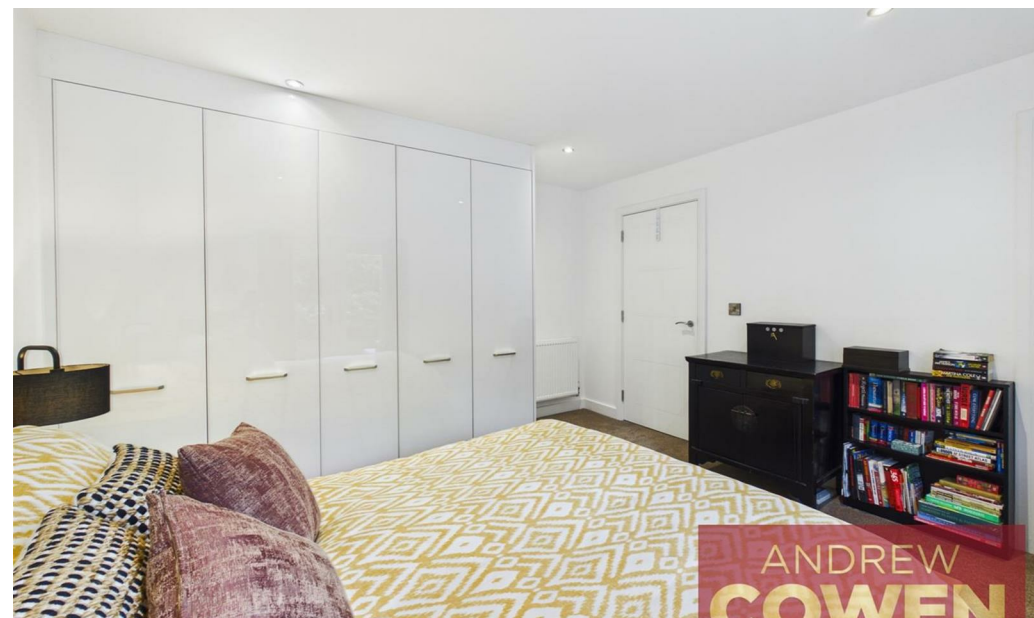
The modern fitted kitchen is thoughtfully designed with a comprehensive range of contemporary units, quality work surfaces and ample space for dining, creating a practical yet stylish environment for everyday living.

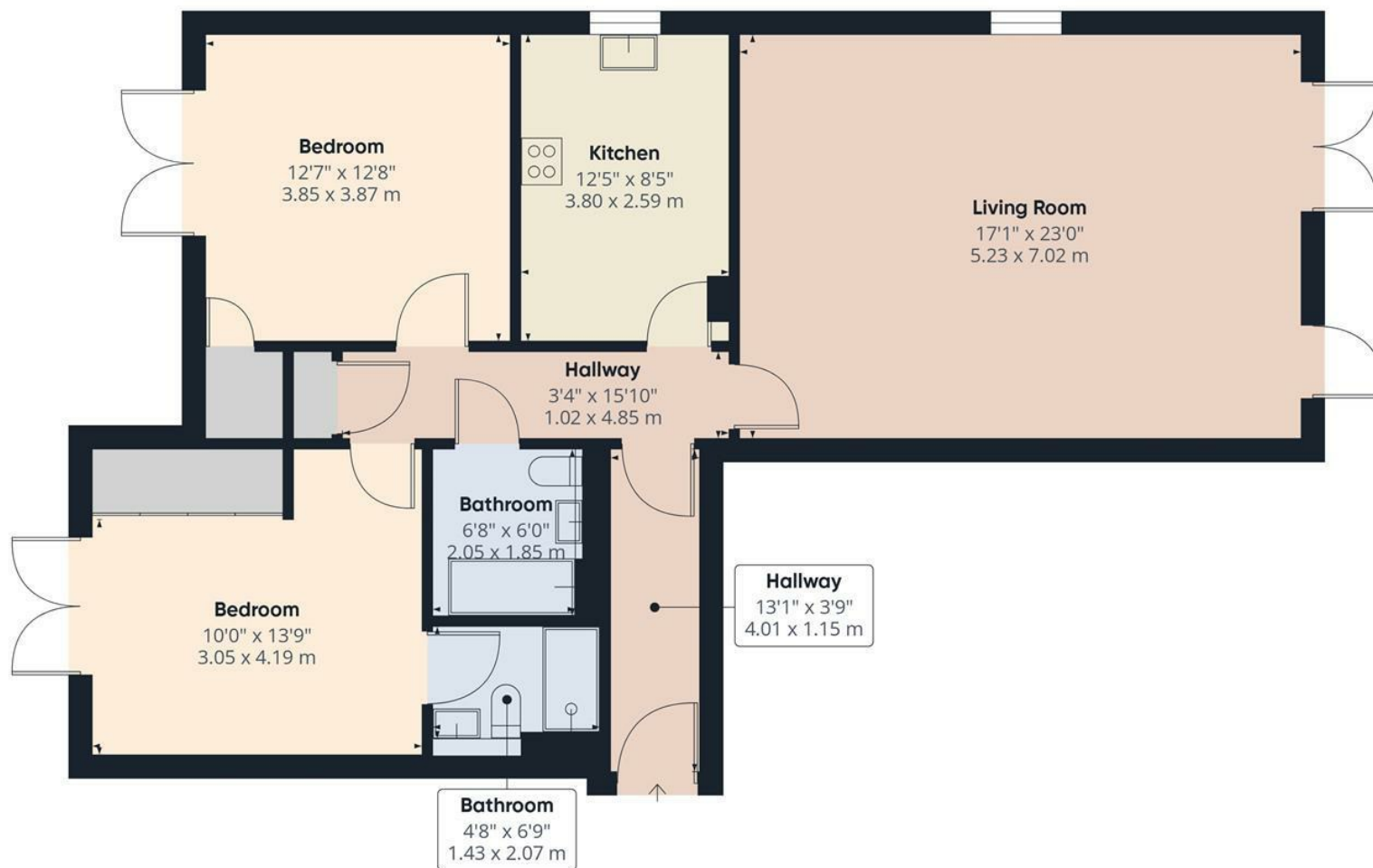
There are two exceptionally generous double bedrooms with fitted wardrobes, both offering excellent proportions. Both bedrooms have direct access to a substantial private courtyard terrace, providing a peaceful outdoor seating area. The second bedroom is equally spacious and is served by a beautifully appointed family bathroom finished with contemporary fixtures and fittings. In addition, a separate shower room offers further convenience for residents and guests alike.

Externally, the development enjoys attractive communal grounds together with allocated residents' parking and visitor parking. The apartment further benefits from a secure private courtyard terrace in addition to the impressive covered balcony, allowing excellent outdoor space rarely found with apartment living.

Situated within a highly regarded residential location, the property offers easy access to Scarborough's coastline, local amenities, transport links and nearby countryside, whilst enjoying a peaceful setting with attractive open aspects and impressive sea views.

Offering generous accommodation, outstanding presentation and excellent outdoor space, this superb apartment represents a rare opportunity to acquire a contemporary coastal home of exceptional quality. Early viewing is highly recommended.





Approximate total area⁽¹⁾

1046 ft²

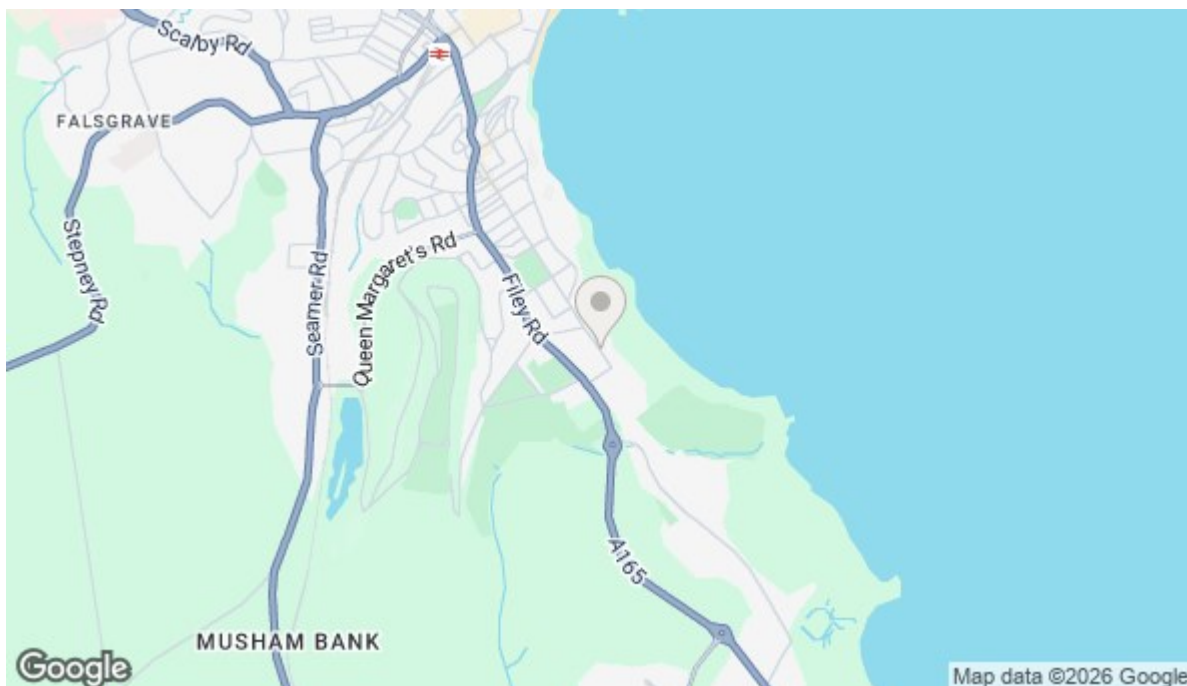
97.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 	

Viewings

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