



CPH

**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

First Floor Flat, 22 Holbeck Hill, Scarborough

In Excess of £220,000



## First Floor Flat

22 Holbeck Hill, Scarborough

- THREE DOUBLE BEDROOM FIRST FLOOR APARTMENT
- POPULAR SOUTH CLIFF LOCATION WITHIN WALKING DISTANCE OF SOUTH BAY & ESPLANADE
- SINGLE GARAGE
- NO ONWARD CHAIN

Introducing this delightful three double bedroom first-floor apartment located in the sought-after South Cliff area, just a short stroll from South Bay and the esplanade.

Boasting a single garage and offered with no onward chain, this property presents a fantastic opportunity for those seeking a convenient and stylish living space. The spacious dual-aspect lounge/diner floods with natural light, creating a welcoming ambience perfect for both relaxing and entertaining.

The layout flows seamlessly, with each room offering its own unique charm and character. The modern kitchen is well-equipped for culinary enthusiasts, while the bedrooms provide comfortable retreats at the end of the day.

Located in a peaceful neighbourhood, this apartment is ideal for those looking to enjoy a tranquil lifestyle while still being close to local amenities and the beach. Perfect for those who appreciate a balance of convenience and comfort.

Don't miss the chance to make this attractive property your new home. Arrange a viewing today to experience the elegance and convenience this apartment has to offer by calling our friendly team on 01723 352235.

Council Tax band: C

Tenure: Freehold





## ACCOMMODATION

### FIRST FLOOR

Living/Dining Room 20' 0" x 18' 1" (6.10m x 5.50m)

Kitchen 16' 5" x 6' 11" (5.00m x 2.10m)

#### Bedroom 1

12' 2" x 14' 5" (3.70m x 4.40m)

WC 4' 3" x 3' 7" (1.30m x 1.10m)

Bedroom 2 14' 5" x 8' 10" (4.40m x 2.70m)

Bedroom 3 14' 5" x 8' 10" (4.40m x 2.70m)


Bathroom 7' 10" x 5' 3" (2.40m x 1.60m)

### Tenure/Maintenance

We have been advised by the Vendor(s) that the property is Freehold with a deed of covenant in place between all apartment owners with all maintenance paid on an ad-hoc basis as and when works are required, there is an annual charge is £300.00 per annum for building insurance. We have also been advised that Assured Shorthold Tenancies and Pets are permitted, however, Holiday Letting is believed to be forbidden. \*We do however advise that matters subject to the tenure, maintenance and restrictions are to be clarified via a Solicitor at the time of purchase.

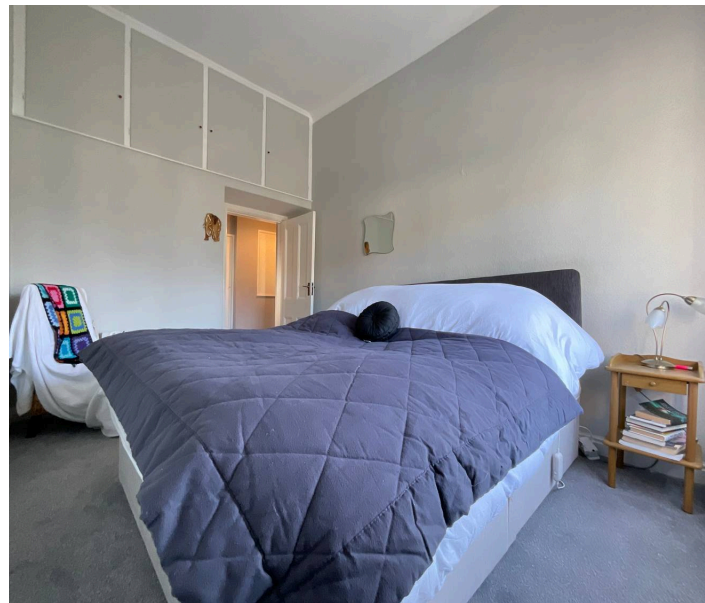
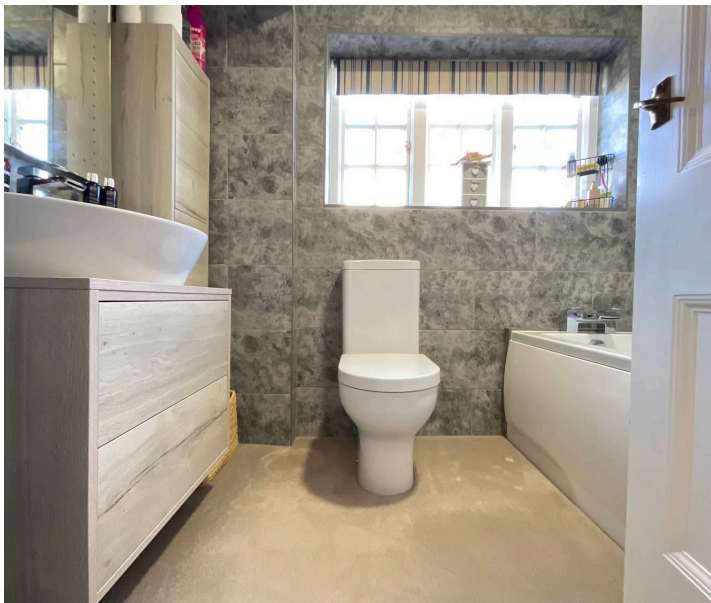
### Details Prepared

AB

101025 

### Please Note

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR  
1226 sq.ft. (113.9 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.

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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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*Interested?*

Contact our friendly team today  
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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rightmove Zoopla.co.uk PrimeLocation.com

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132