



CPH

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CHARTERED SURVEYORS  
*For over 30 years*

First Floor Flat 26 Holbeck Hill, Scarborough

Guide Price £90,000



- For sale by modern method of auction
- An Impressive 'Arts and Crafts' period Apartment in a sought after location requiring some modernization
- Lounge, Sitting Room with conservatory providing SEA VIEWS
- Two/ Three bedrooms, two bathrooms, dressing Room etc
- Garden room/orangery
- Extensive grounds, Garage & Off street parking

We are delighted to present this impressive three-bedroom, two-bathroom apartment, offering an exceptional blend of space, style, and comfort. The property boasts a generous layout, featuring a spacious lounge ideal for both family relaxation and entertaining guests. An adjacent conservatory floods the living space with natural light, creating a tranquil spot to unwind throughout the year and provides some beautiful sea views. The expansive sitting room provides even more flexibility for living or entertaining, while the formal dining hall is perfect for hosting gatherings and special occasions. The kitchen is well laid out but requires some modernization. A standout feature of the apartment is the charming garden room or orangery, providing a versatile area to enjoy beautiful garden views no matter the season. This apartment is perfect for those seeking bright, airy interiors and multiple reception areas. With its thoughtful layout and stylish 'Arts and Crafts' original features, and sea views, this home offers both practicality and elegance. Early viewing is highly recommended to fully appreciate the unique qualities and spacious living this stunning apartment provides. While the property is dated in areas and requires some modernization and updating, the potential is vast. Set in its own sizable grounds, with a garage and parking, not to be missed. The property is Freehold and owns the Freehold for the building.





**For sale by Modern Method Of Auction**

Auction Information: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

**Dining Hall - 23' 11" x 15' 5" (7.30m x 4.70m)**

**Lounge - 20' 0" x 22' 0" (6.10m x 6.70m)**

**Sitting room - 17' 5" x 23' 4" (5.31m x 7.10m)**

**Conservatory - 4' 11" x 8' 6" (1.51m x 2.60m)**

**Kitchen - 12' 6" x 14' 9" (3.80m x 4.50m)**

**Bedroom 1 - 16' 9" x 17' 1" (5.10m x 5.20m)**

**Bedroom 2 - 16' 1" x 21' 0" (4.90m x 6.40m)**

**Bedroom Three/ Dressing Room - 10' 2" x 8' 10" (3.10m x 2.70m)**

**Shower Room - 9' 10" x 5' 3" (3.00m x 1.60m)**

**Bathroom - 8' 4" x 8' 6" (2.55m x 2.60m)**

**Dressing Room - 12' 10" x 2' 11" (3.90m x 0.90m)**

**Ground Floor Garden Room/ Orangery - 17' 9" x 10' 2" (5.40m x 3.10m)** Located on the ground floor separate from the main apartment

**Outside -** The property is sat on a sizable plot. The first floor flat owns the majority of the grounds bar the garden in front of flat 1 and and few planted strips which can be confirmed at time of viewing.



GROUND FLOOR  
175 sq.ft. (16.3 sq.m.) approx.



FIRST FLOOR  
2807 sq.ft. (260.7 sq.m.) approx.



TOTAL FLOOR AREA : 2982 sq.ft. (277.0 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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