



## Apartment 8, Admirals View 48 Holbeck Hill, Scarborough, YO11 3HT

Offers In The Region Of £250,000

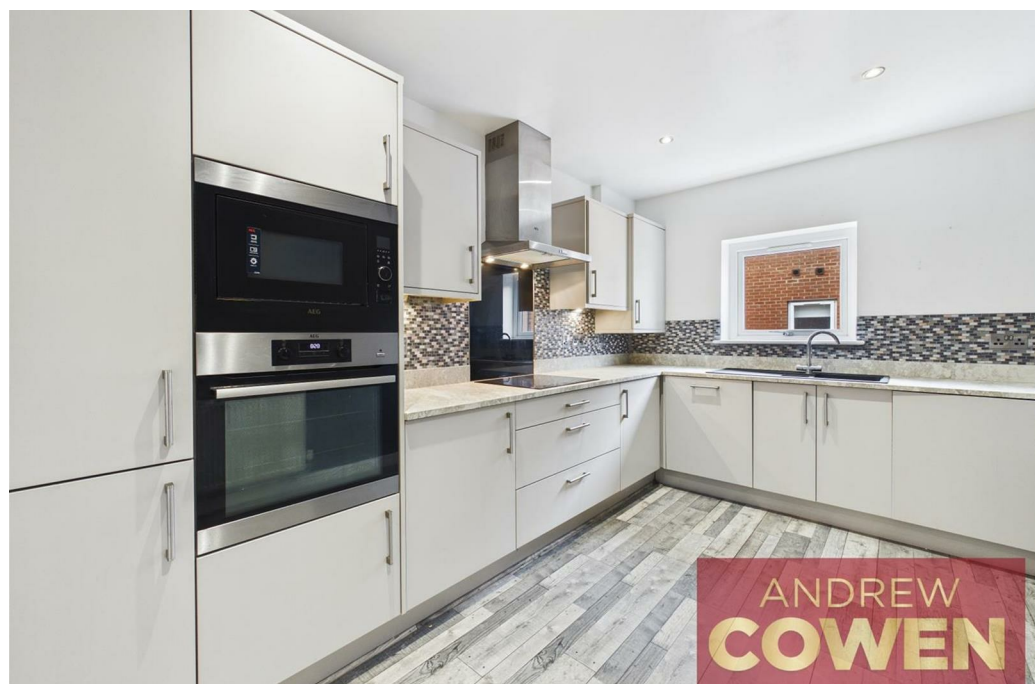
- Secure and well-maintained development with lift access.
- Modern fitted kitchen with ample storage
- Useful storage room, ideal as a home office
- Sought-after south side location in Scarborough
- Two double bedrooms, both with Juliet balconies
- Private residents' car parking
- Spacious living room with access to a private balcony
- Contemporary house bathroom and en suite to the master
- Ideal for a range of buyers including homeowners and investors

## Admirals View 48 Holbeck Hill, Scarborough YO11 3HT

A well-presented two-bedroom apartment located on Scarborough's sought-after south side, offering modern, well-proportioned accommodation throughout. The property benefits from a spacious living room with access to a private balcony, a contemporary kitchen, two double bedrooms with Juliet balconies, and both a main bathroom and en suite. Externally, there is private car parking, making this an ideal home or investment in a desirable coastal location.



Council Tax Band: E



Situated within an attractive and well-maintained development on Scarborough's highly regarded south side, this modern two-bedroom apartment offers stylish, well-appointed accommodation with the added benefit of private parking, two balconies and a lift.

The building itself presents well, with secure access and neatly kept communal areas, while externally there is ample residents' parking. The apartment enjoys an excellent position within the development, with a pleasant outlook across the surrounding area.

Internally, the property is presented in good order throughout, with a contemporary feel and a practical layout. A central hallway provides access to all rooms, along with useful built-in storage. The living room is a particularly generous space, offering excellent proportions for both seating and dining, and opening onto a private balcony—ideal for enjoying outdoor space and distant views.

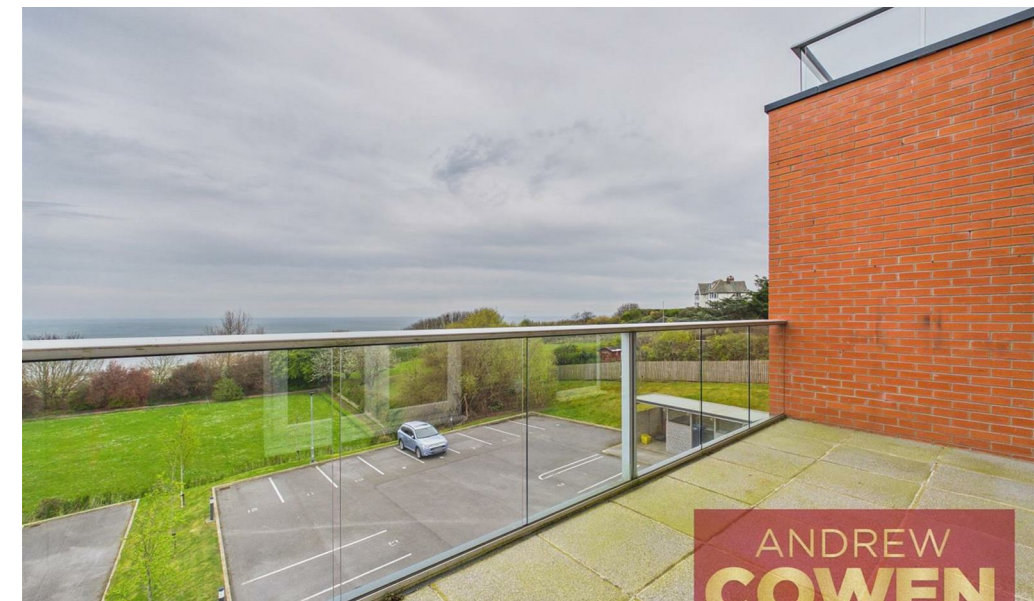
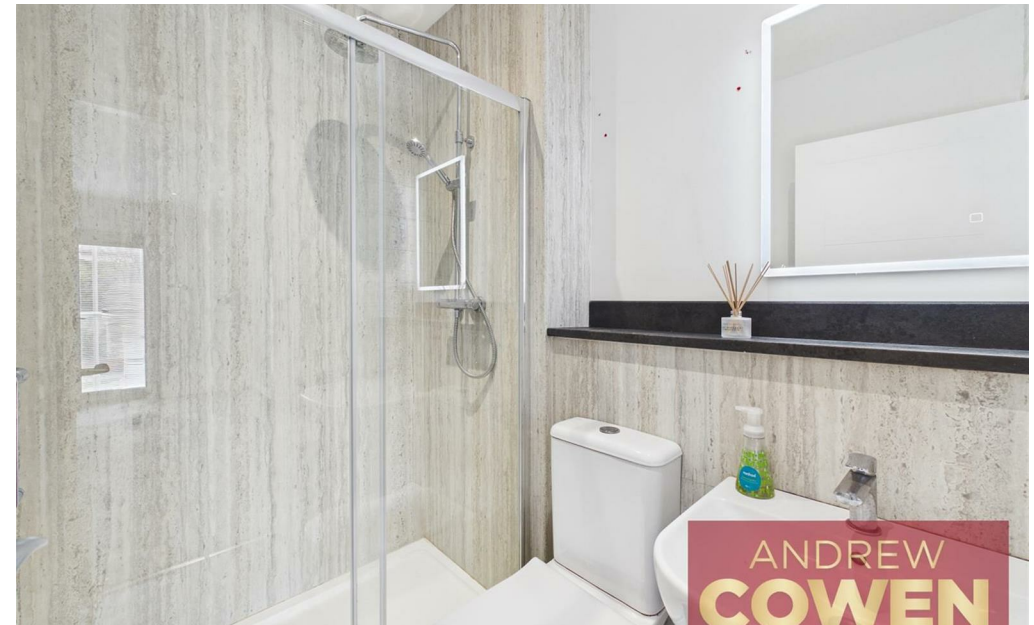
The kitchen is well-equipped with a range of fitted units and integrated appliances, providing a functional and modern cooking environment.

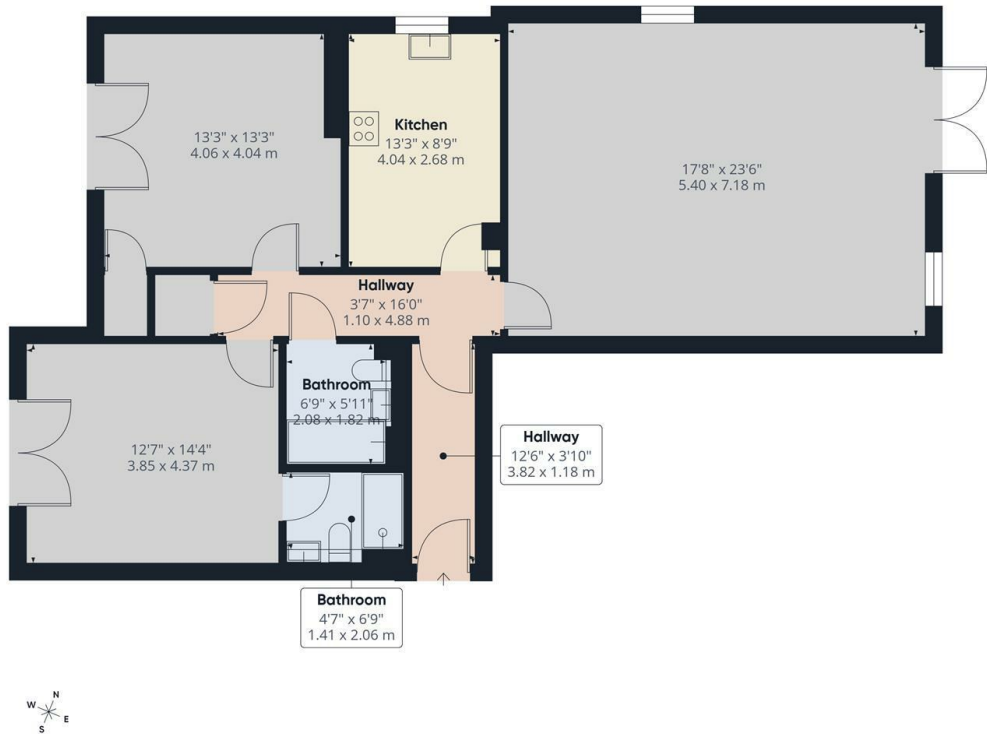
There are two well-sized double bedrooms, both benefiting from Juliet balconies which allow for an abundance of natural light. The principal bedroom is further enhanced by a modern en suite shower room, while the main bathroom is finished to a high standard with a contemporary suite including a bath with shower over and stylish wall finishes.

A separate store room offers additional flexibility and could easily be utilised as a home office space, ideal for those working remotely.

Externally, the property benefits from allocated private parking, along with visitor spaces, making it a practical choice for both owners and guests.

Overall, this is a well-presented apartment in a sought-after coastal location, offering generous living space, modern fittings and valuable outdoor areas, making it an excellent opportunity for a range of purchasers.



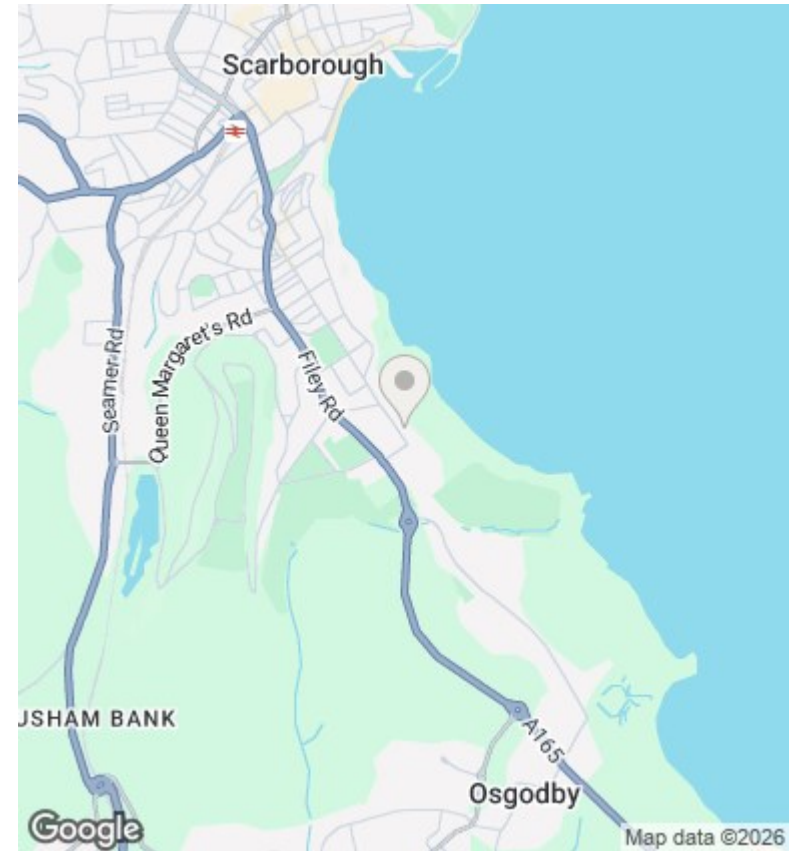


Approximate total area<sup>(1)</sup>  
 1100 ft<sup>2</sup>  
 102.2 m<sup>2</sup>

(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.

GIRAFFE360



## Directions

## Viewings

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

## Council Tax Band

E

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   | <b>85</b>               | <b>85</b> |
| (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>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |