



Apartment 2, The Lookout, 46 Holbeck Hill, Scarborough, YO11 3BU
Offers In The Region Of £218,000

- Spacious ground floor apartment with stunning views
- Contemporary fitted kitchen with integrated appliances
- Modern family bathroom and excellent built-in storage
- Two generous double bedrooms
- Impressive dual-aspect living and dining room
- Secure communal entrance with intercom system
- Principal bedroom with modern en-suite shower room
- Large private covered terrace with direct access from the living room and principal bedroom
- Allocated parking space with additional visitor parking available

46 Holbeck Hill, Scarborough YO11 3BU

A beautifully presented and exceptionally spacious ground floor apartment offering stylish accommodation, featuring two generous double bedrooms, two modern bathrooms, a contemporary fitted kitchen, an impressive dual-aspect living room and a superb private covered terrace. Situated within a sought-after modern development with allocated parking, visitor parking and secure communal access, this outstanding home is perfectly suited to professionals, downsizers or those seeking comfortable, low-maintenance living.



Council Tax Band: E



Spacious Two-Bedroom Ground Floor Apartment with Large Private Terrace, Two Bathrooms and Allocated Parking

Situated within a contemporary and well-maintained development, this impressive ground floor apartment offers exceptionally spacious accommodation, complemented by a generous private terrace, two bathrooms and allocated parking. Beautifully presented throughout, the property is ideal for professionals, downsizers, retirees or those seeking a secure, low-maintenance home in a desirable residential setting.

A secure communal entrance with intercom system provides access to the building, while the apartment itself opens into a welcoming and spacious entrance hallway with useful built-in storage.

The heart of the home is the superb dual-aspect living room, an impressive open and versatile space providing ample room for both relaxing and formal dining. A door leads directly onto the substantial covered terrace, creating an excellent extension of the living accommodation and an ideal space for outdoor seating and entertaining throughout the year. There is a large storage area housing the gas boiler.

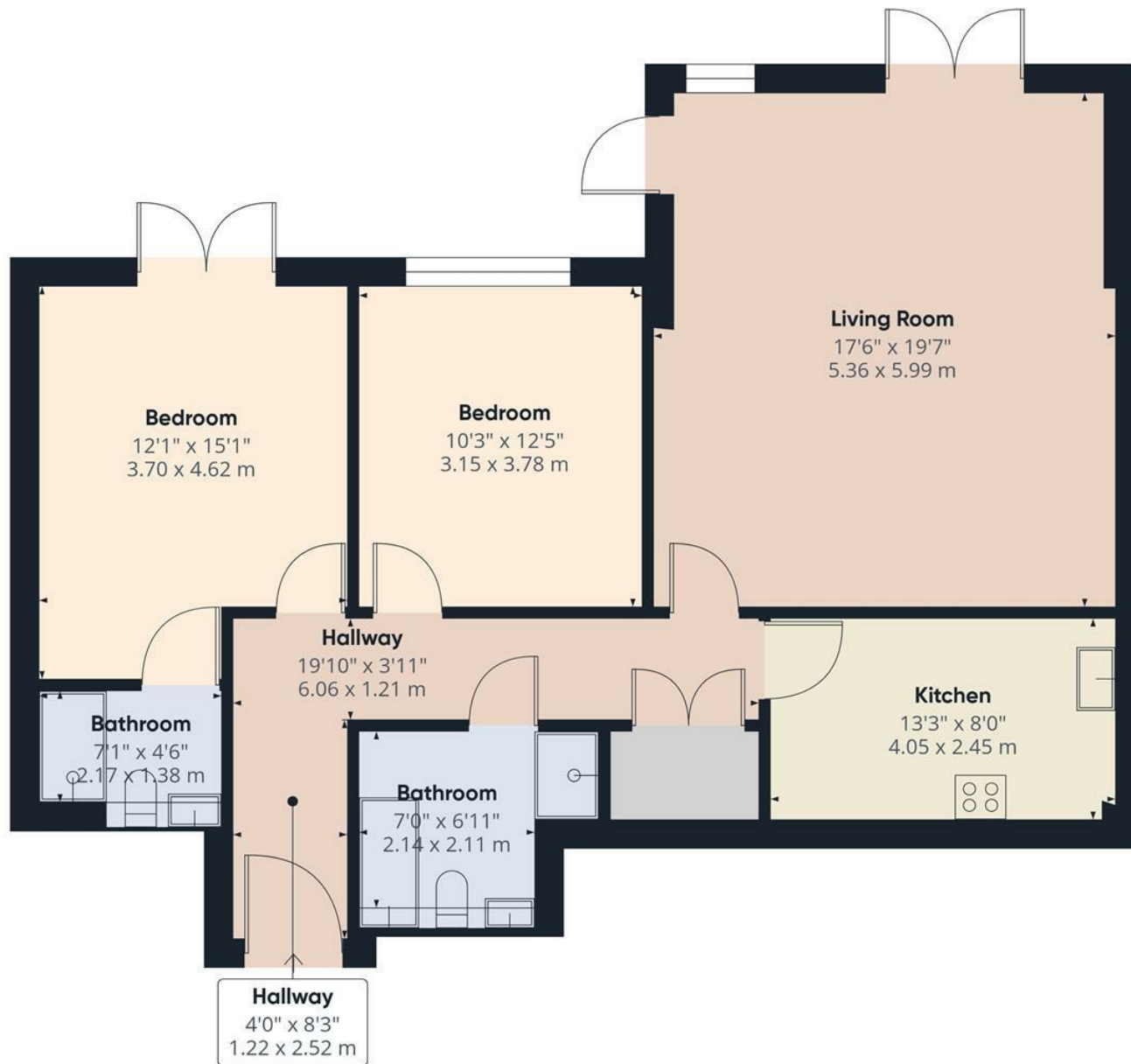
The contemporary fitted kitchen is finished to a high standard with an excellent range of wall and base units, quality integrated appliances, generous worktop space and a practical breakfast bar, making it perfectly suited to modern everyday living. (Free standing kitchen unit not included in the sale)

The apartment offers two generous double bedrooms. The principal bedroom enjoys direct access to the private terrace and benefits from its own stylish en-suite shower room, while the second double bedroom is served by a modern family bathroom, providing flexible accommodation for guests or family members.

Externally, residents benefit from well-maintained communal grounds together with allocated off-street parking and additional visitor parking.

Offering generous proportions, excellent presentation and quality fixtures throughout, this superb apartment combines modern convenience with spacious living, all within a highly desirable development. Early viewing is highly recommended to fully appreciate the size, quality and outstanding terrace this excellent home has to offer.





Approximate total area⁽¹⁾

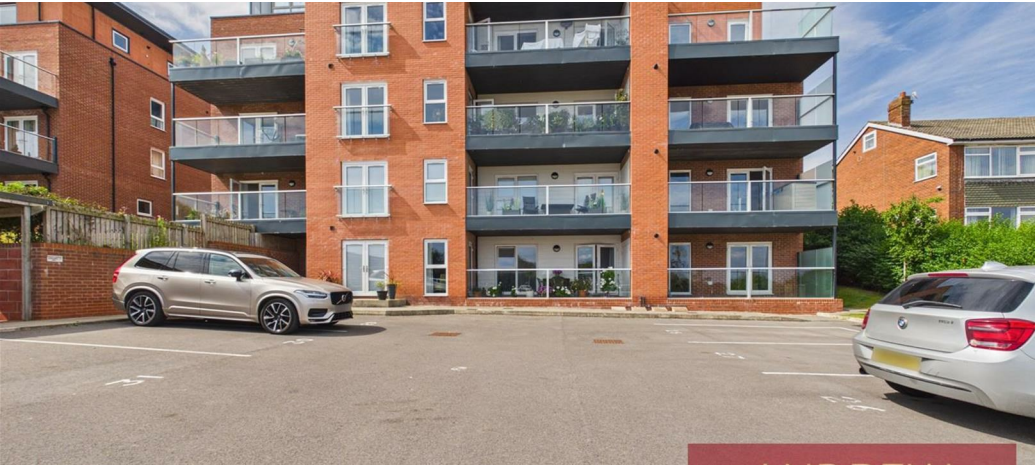
992 ft²

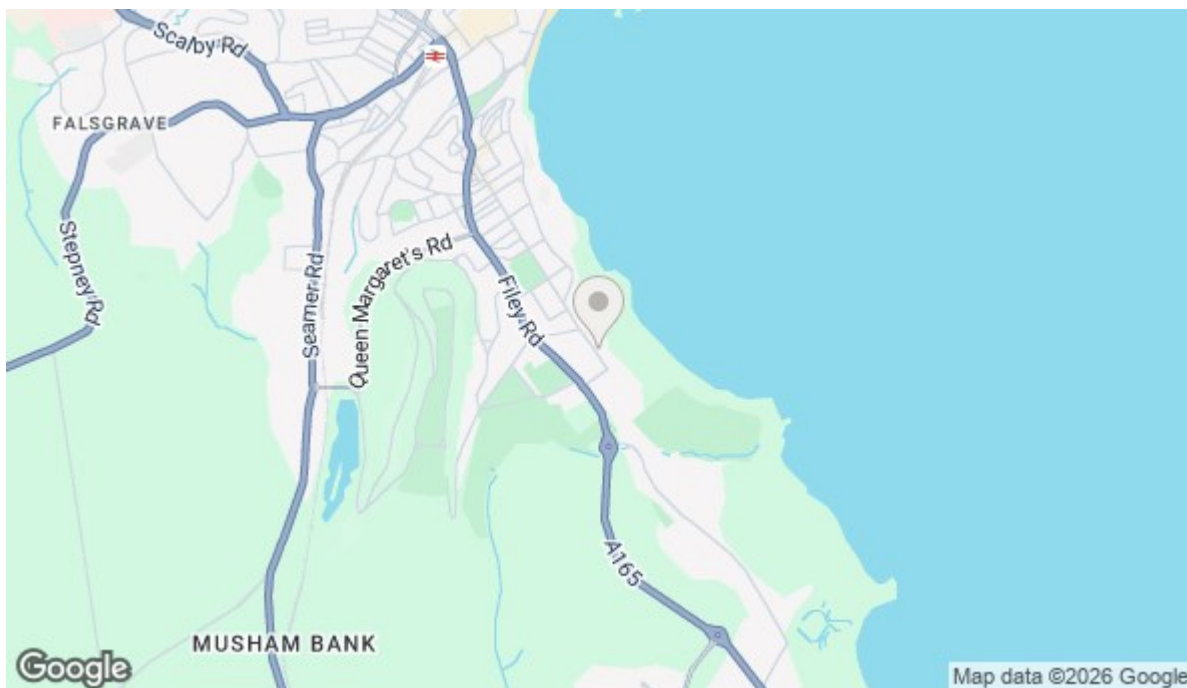
92.3 m²

(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	83	83
(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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an appointment today!

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