



## 18 Holly Walk

Northstead, Scarborough, YO12 6LS

**Guide Price £130,000**

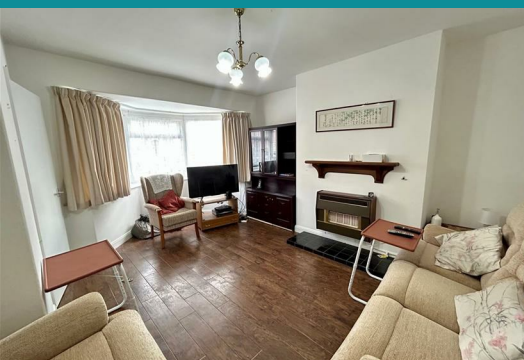


Situated on the popular Holly Walk, this three-bedroom mid-terrace home enjoys a convenient location within easy reach of some of Scarborough's most attractive amenities. Peasholm Park, the North Bay, and scenic coastal walks are all close by, while Northstead Community Primary School and a range of local shops and services add to the practicality of the setting.

The accommodation is well laid out and offers good proportions throughout. On the ground floor there is a kitchen/diner together with a generous lounge, creating a versatile living space. Upstairs, there are three bedrooms of a good size along with a family bathroom. To the rear, the property benefits from a private garden mainly laid to lawn.

Available with no onward chain, this home represents an excellent opportunity for a buyer seeking spacious accommodation in a well-regarded area, with plenty of scope to place their own stamp on it.

For further information or to arrange a viewing, please contact our sales team on 01723 350077.





### Front Entrance

Steps to UPVC door with storm porch over.

### Hallway

Overhead light and radiator

### Lounge 15'8" x 13'3" (4.8 x 4.04)

Front aspect room with bay fronted window, overhead light and wall mounted gas fire.

### Kitchen/Diner 16'8" x 6'11" (5.1 x 2.12)

Range of wall, base and drawer units. worktop and stainless steel sink unit. Space for free standing cooker., fridge/freezer and plumbing for automatic washing machine. Window overlooking the rear and door providing access.

### Bedroom 1 10'1" x 9'10" (3.09 x 3.01)

Front facing room with overhead light and radiator.

### Bedroom 2 10'5" x 9'2" (3.19 x 2.81)

Rear facing bedroom with overhead light and radiator

### Bedroom 3 8'10" x 6'11" (2.71 x 2.12)

Rear facing bedroom with overhead light and radiator

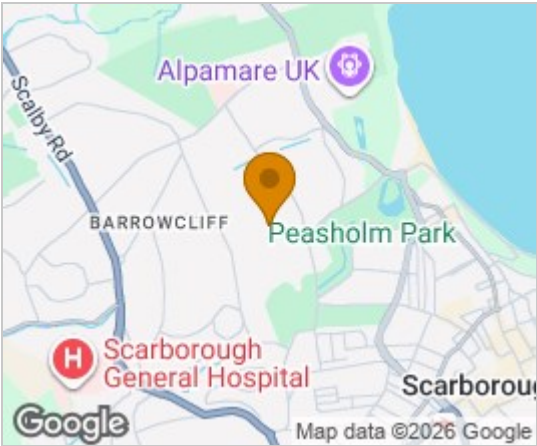
### Family Bathroom 7'11" x 7'11" (2.43 x 2.43)

3 piece bathroom wuite with electric shower over the bath. Frosted window, overhead light and radiator.

### Outside

To the front of the property is a hard landscaped area. Access to the rear from the side of the house to the enclosed garden, mainly laid to lawn.

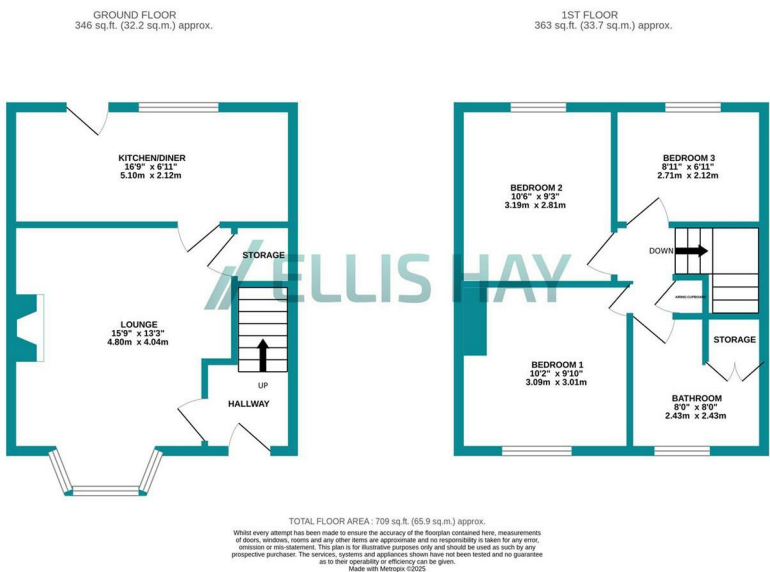
### Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: B

Tenure: Freehold



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