



Ground Floor Flat, 50 Holbeck Avenue, Scarborough, YO11 2XQ

Guide Price £160,000

- SPACIOUS GROUND FLOOR APARTMENT
- TWO BEDROOMS
- LARGE BAY WINDOWS FRONT AND SIDE
- GENEROUS LIVING AREA
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- FRONT FORECOURT
- DRIVEWAY AND GARAGE
- SOUTH SIDE LOCATION

50 Holbeck Avenue, Scarborough YO11 2XQ

Andrew Cowen Estate Agents are pleased to welcome to the market this **WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT**, with **SPACIOUS INTERIOR** and bay windows to the front and side. **GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING**, located in the **SOUGHT AFTER SOUTH SIDE OF SCARBOROUGH**, close to a **NUMBER OF LOCAL AMENITIES, PUBLIC TRANSPORT LINKS** and **THE BEACH**. This property would suit a **HOST OF BUYERS**, including those looking for a **SEASIDE BOLT HOLE, FIRST TIME BUY** or simply looking to **DOWNSIZE**.



Council Tax Band: C



The property briefly comprises, a spacious hallway that includes convenient storage areas, an inviting living room, which boasts a large bay window that floods the space with natural light, creating a warm and welcoming atmosphere, a wood burner fireplace adds a touch of character and provides a cosy focal point for those chilly evenings and a modern fitted kitchen equipped with an integrated oven, hob, and extractor.

The master bedroom is generously sized, also featuring a large bay window that enhances the room's appeal. The second bedroom is well-proportioned, perfect for guests, a home office, or a child's room. The stylish three-piece family bathroom is fully tiled, offering a contemporary feel and a relaxing space.

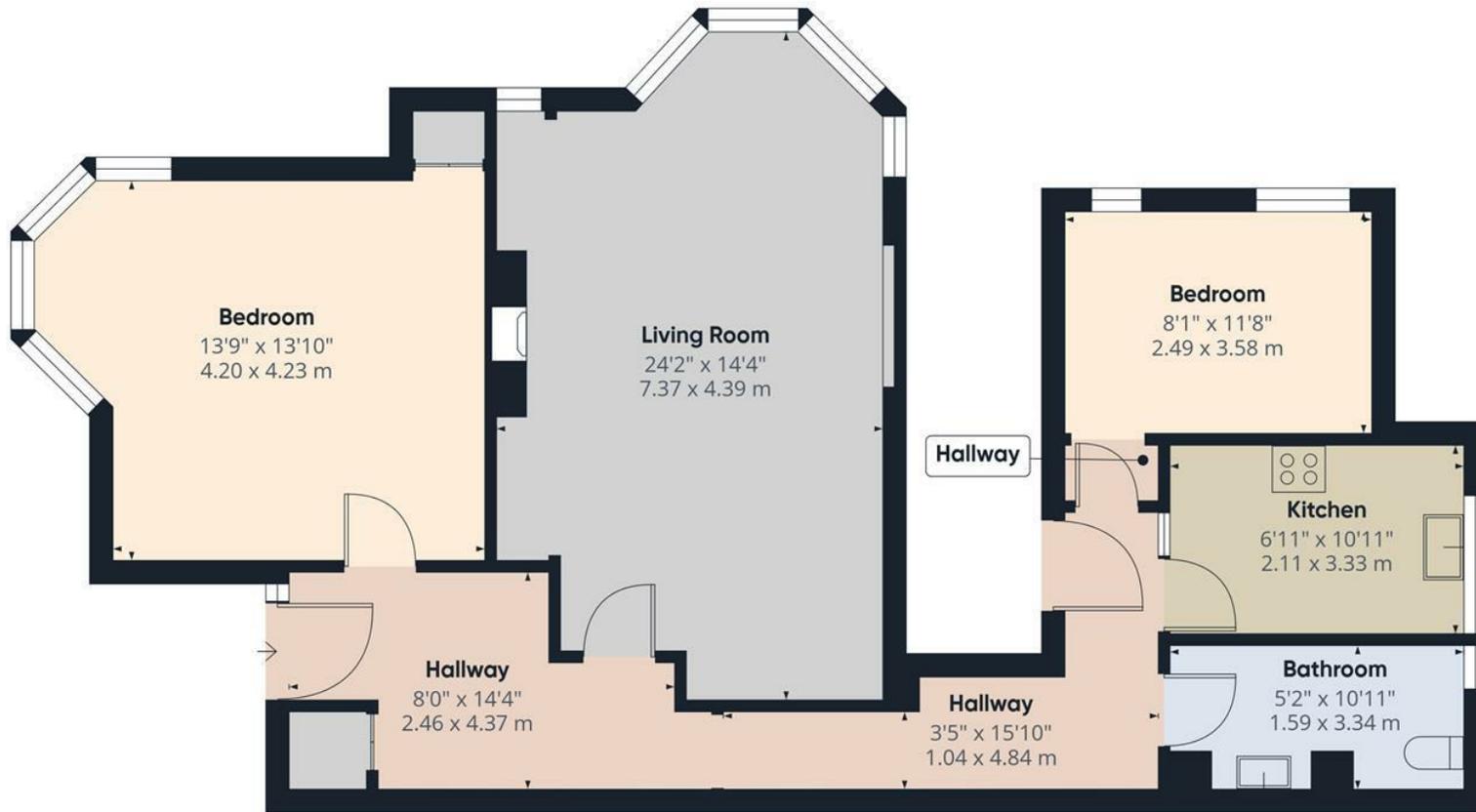
Externally, the property boasts a front forecourt and driveway leading to a garage with wooden doors, offering secure parking and additional storage options.

This property is ideally located to a wide range of attractions and amenities including local shops, supermarket, Golf Course, The Esplanade , a choice of popular eating and drinking establishments as well as Scarborough's South Bay and the beach.

Holiday lets, assured lets and Pets are permitted *All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. *

THIS IS A FANTASTIC PROPERTY, NOT ONE TO MISS, call one of our friendly sales team on 01723 377707 today





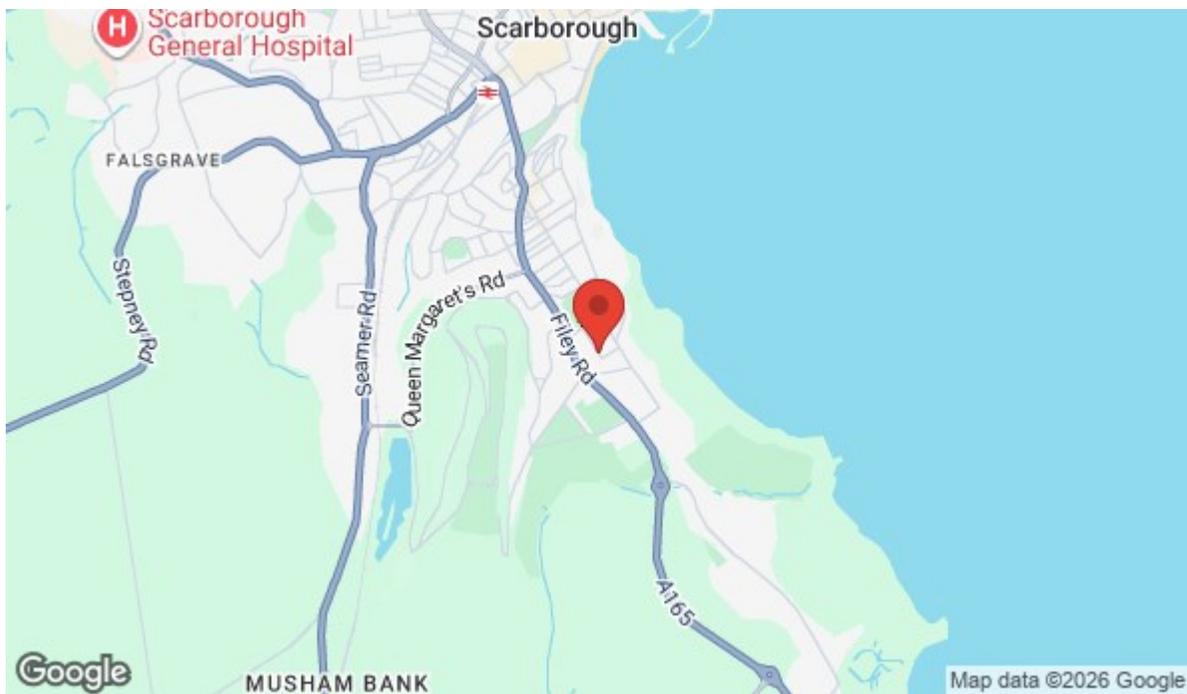
Approximate total area⁽¹⁾
964 ft²
89.4 m²

(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.

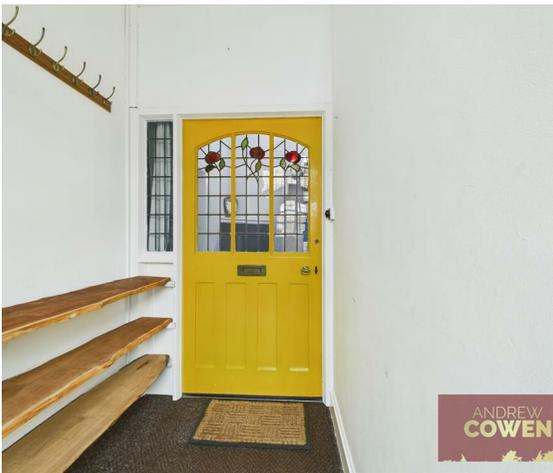
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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