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Flat 13, Normanton Rise, 2 Holbeck Hill

Guide Price £125,000



- TWO BEDROOMS, SPACIOUS LIVING
- GROUND FLOOR LEASEHOLD APARTMENT
- LOCATED ON SCARBOROUGH'S ENVIABLE SOUTH CLIFF
- NO ONWARD CHAIN
- FITTED KITCHEN AND SHOWER ROOM

We are delighted to present this spacious two-bedroom ground floor apartment, ideally positioned on Scarborough's highly sought-after South Cliff.

Boasting generous proportions throughout, this elegant property offers a bright and welcoming living area, perfect for relaxing or entertaining guests. The apartment features a well-appointed fitted kitchen, designed to cater to all your culinary needs, and a contemporary shower room for added convenience. Both bedrooms are well-sized, providing comfortable retreats with ample space for furnishings and storage.

The property is offered with no onward chain, making it an ideal choice for those seeking a swift and straightforward purchase. Situated within easy reach of Scarborough's renowned amenities, vibrant cafes, and excellent transport links, this leasehold apartment is exceptionally well-suited to first-time buyers, downsizers, or investors looking for a desirable location. With its blend of space, style, and enviable positioning, this superb home represents an outstanding opportunity to enjoy the very best of coastal living.

Early viewing is highly recommended to fully appreciate all that this impressive apartment has to offer.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





ACCOMMODATION: GROUND FLOOR

Entrance Hall

Dimensions: 11' 11" max x 3' 10" max (3.63m x 1.18m).

Lounge

Dimensions: 15' 7" max x 10' 9" max (4.75m x 3.27m).

Kitchen

Dimensions: 10' 1" x 6' 11" (3.08m x 2.12m).

Bedroom One

Dimensions: 12' 1" max x 11' 9" max (3.69m x 3.57m).

Bedroom Two

Dimensions: 13' 10" x 7' 3" (4.21m x 2.20m).

Bathroom

Dimensions: 7' 4" x 5' 7" (2.23m x 1.69m).

OTHER:

Tenure/Maintenance

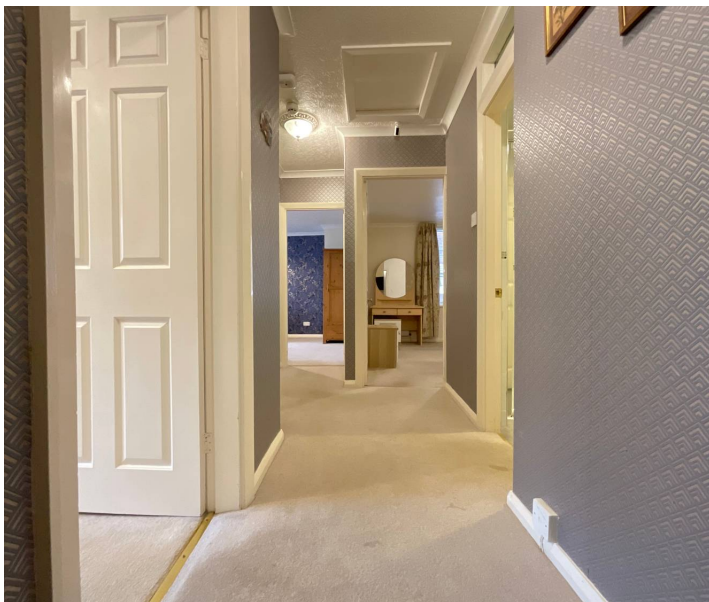
We have been informed by the vendor that the property is Leasehold and that there is a maintenance agreement in place with Nicholsons for approximately £235 per quarter.

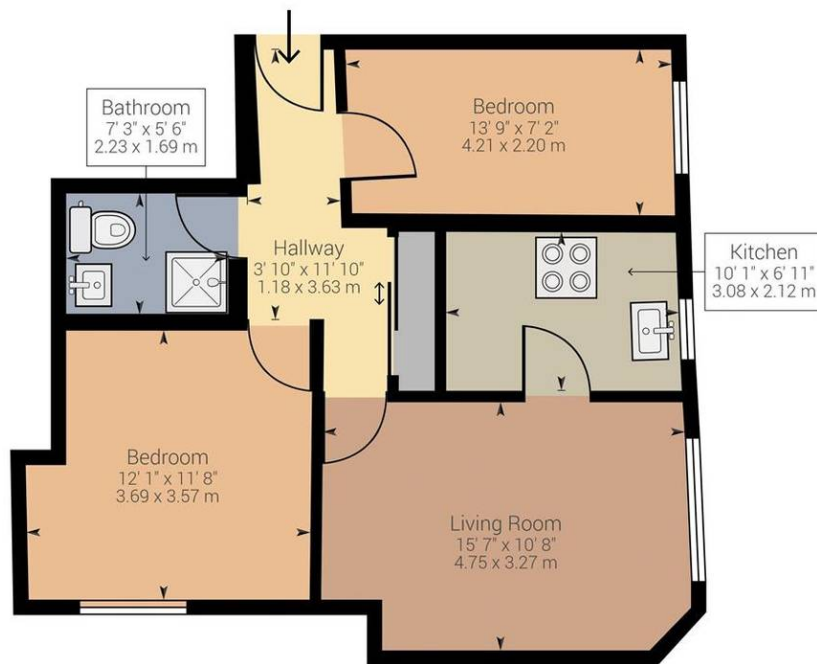
HMRC DISCLAIMER

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Details Prepared/Ref

AB180226





Approximate net internal area: 587.58 ft² / 54.59 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Interested?

Contact our friendly team today

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132