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# Holbeck Hill, Scarborough

Offers In Excess Of £250,000



\*\*\* REDUCED FOR A QUICK SALE \*\*\*

Hunters are delighted to bring to the market this SPACIOUS first floor Maisonette located on the HIGHLY SOUGHT AFTER South Side of Scarborough benefiting from THREE DOUBLE BEDROOMS, OPEN ASPECT SEA VIEWS, a multitude of CHARACTER FEATURES and WELL MAINTAINED LAWNED PRIVATE GARDEN. Being situated over TWO FLOORS this home will create the perfect PERMANENT RESIDENCE, HOLIDAY HOME or BUY TO LET INVESTMENT and is NOT ONE TO MISS.

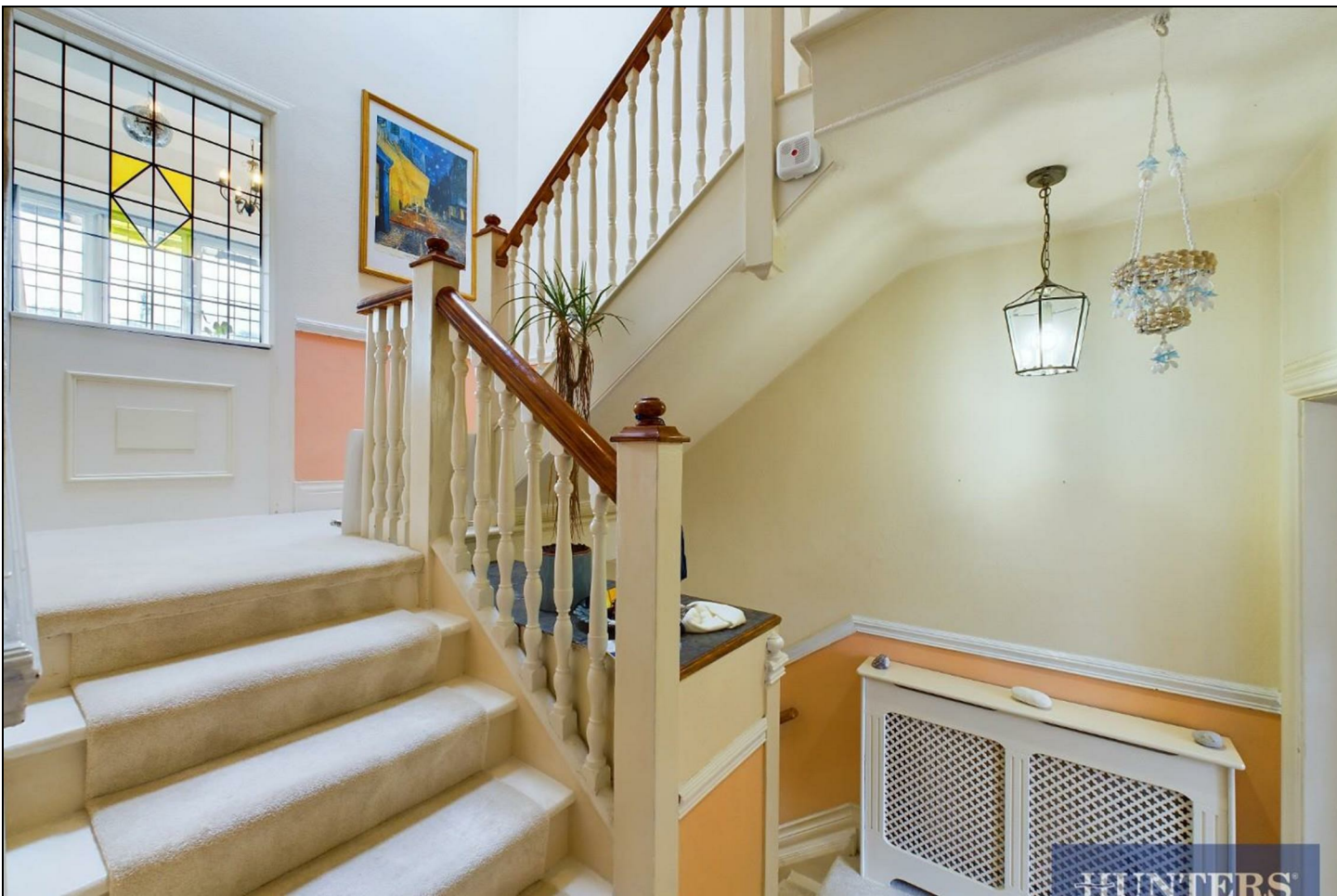
This fantastic living accommodation briefly comprises: entrance hall with stairs to the first floor landing and ample storage, large lounge with access to the dining area, fully fitted modern kitchen, double bedroom with sea views and newly modernised family bathroom with separate W.C. To the first floor you are presented with a further two double bedrooms. The outside welcomes you with mainly laid to lawn private south facing garden.

This lovely apartment is conveniently located for the sought after Holbeck and Esplanade areas, secondary and primary schools (Wheatcroft Primary, St Martins Primary and Scarborough Independent School (Age 3-18); University, the famous Clock Tower, South Cliff Gardens, with easy access to Scarborough's Town Centre and the amenities of South Bay. The adjacent Ramshill area offers a variety of local shopping facilities and restaurants.

We believe this property will not be on the market for long so call now to avoid disappointment.

## KEY FEATURES

- First floor maisonette
- Open aspect views all around
- Three double bedrooms
- Well maintained private garden
  - EPC: D
- Access to local amenities
- Sought after location
- PERFECT INVESTMENT OR PERMENANT HOME





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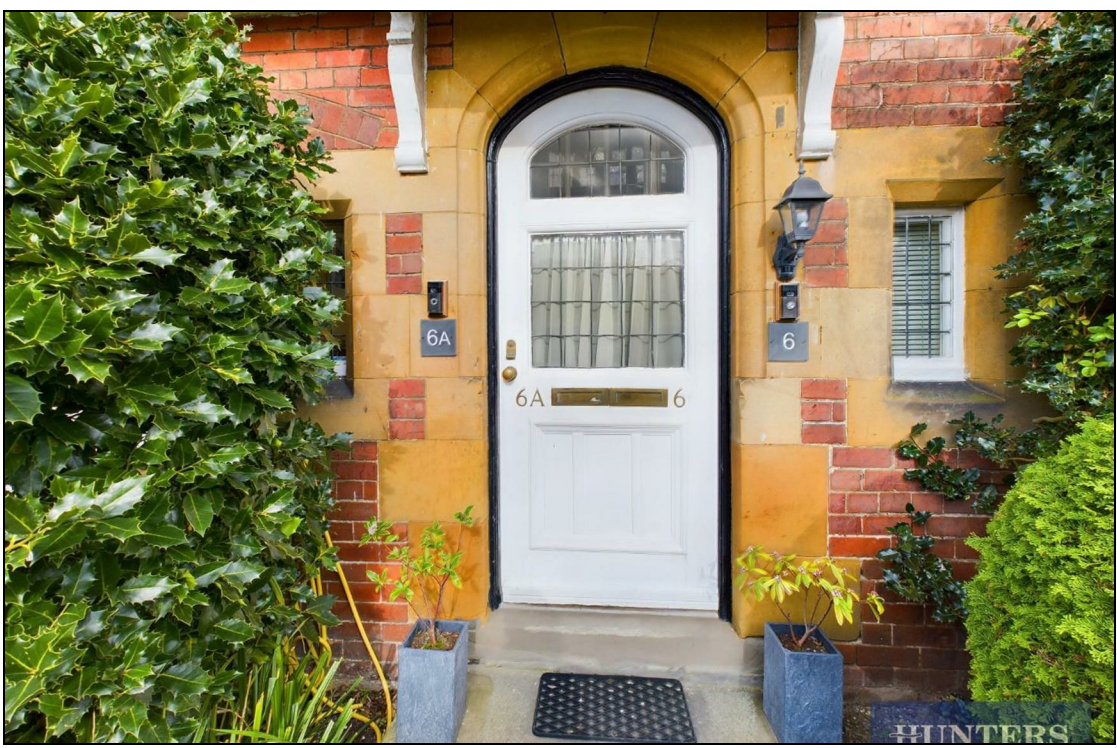
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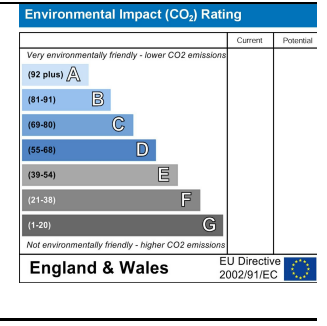
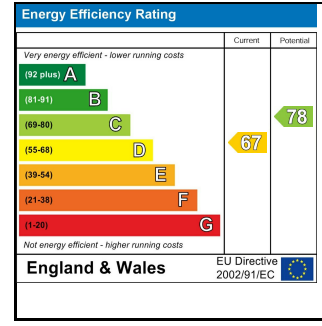
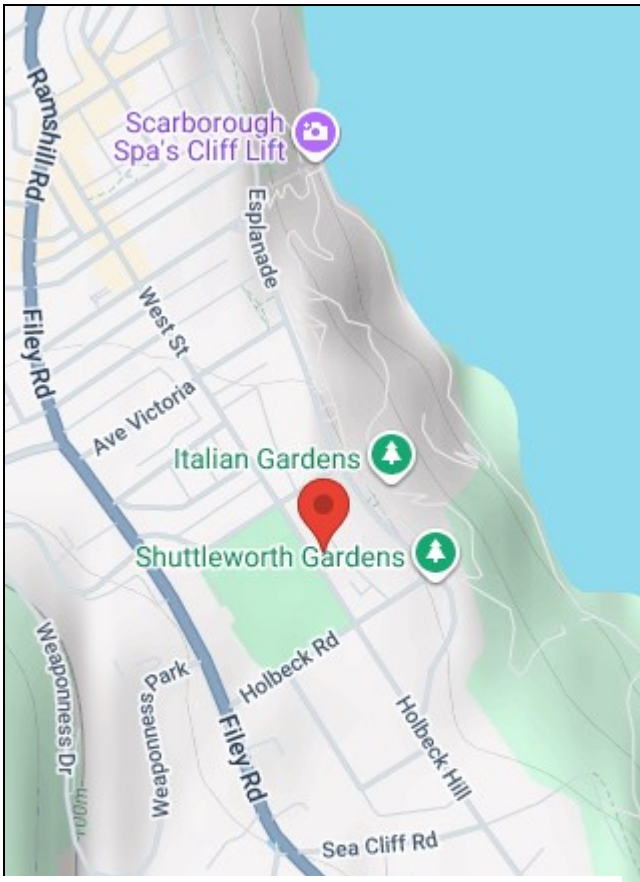


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