



## 31, Holbeck Mews Filey Road, Scarborough, YO11 2YQ

Offers In The Region Of £115,000

- Well-presented two-bedroom top floor apartment
- Main bedroom with fitted storage
- Set within an established residential property for Over 55's
- Bright and spacious lounge with pleasant outlook
- Second bedroom ideal as guest room or study
- Communal grounds and parking available
- Fitted kitchen with good worktop and storage space
- Modern shower room with walk-in enclosure
- Lift access to all floors

# Holbeck Mews Filey Road, Scarborough YO11 2YQ

A well-presented two-bedroom top floor apartment with lift access offering bright, comfortable accommodation within an established residential development. The property features a generous lounge, fitted kitchen, two bedrooms, modern shower room, and useful storage, with communal grounds and parking available. An ideal choice for downsizers, first-time buyers, or those seeking a convenient and low-maintenance home.



Council Tax Band: C



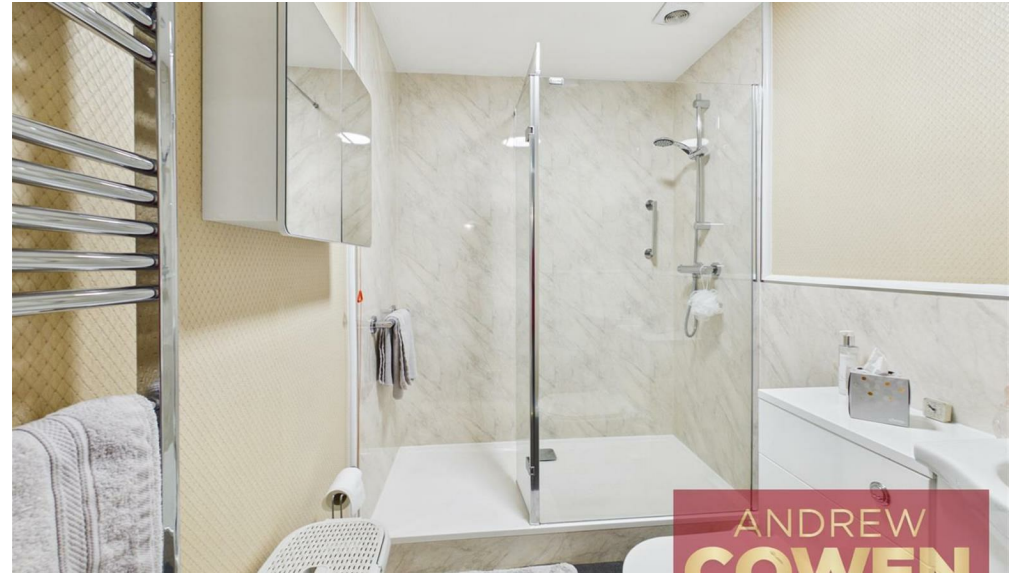
A well-presented two-bedroom top floor apartment with lift access, offering bright, comfortable accommodation in a pleasant and well-maintained residential setting. The property is thoughtfully arranged and would suit a range of buyers, including downsizers, or those seeking a convenient lock-up-and-leave home.

The accommodation opens into an entrance hall with access to the principal rooms. The lounge is a generous and welcoming reception space, enjoying a pleasant outlook and offering ample room for both seating and dining furniture. From here, there is convenient access through to the kitchen, which is fitted with a range of units, worktop space, integrated cooking facilities, sink, and space for appliances, complemented by attractive tiled splashbacks and a bright window aspect.

There are two bedrooms, including a well-proportioned main bedroom with fitted storage and a second bedroom ideal as a guest room, study, or additional sleeping accommodation. The bathroom is fitted with a modern walk-in shower enclosure, wash basin, WC, and mirrored cabinet, creating a clean and practical space.

Externally, the property forms part of an established residential development with attractive communal areas and parking available within the grounds. The building is surrounded by mature greenery, giving the setting a peaceful and private feel. Available to residents over 55. If in a couple only one has to qualify.

Overall, this is a comfortable and neatly maintained top floor apartment, offering practical living space, two bedrooms, and a convenient layout in an appealing residential environment. Early viewing is recommended to fully appreciate the accommodation on offer.



GROUND FLOOR  
53.5 sq.m. (576 sq.ft.) approx.



TOTAL FLOOR AREA: 53.5 sq.m. (576 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustration purposes only.  
Made with Intoplan 12/2018



### Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

### Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC