

colin ellis

## Holbeck Road, Scarborough, YO11 2XF

Set within an attractive bay fronted period property, this charming freehold ground floor flat offers spacious accommodation, excellent natural light and the rare benefit of its own private entrance, front outdoor space and driveway.

The property retains the character and proportions typical of early 20th-century homes, with large bay windows and generous room sizes creating a bright and welcoming feel throughout.

This unique home combines the charm of a period property with the convenience of modern living and would make an ideal first purchase, downsizer home or investment opportunity.

Guide Price £135,000



## PROPERTY DESCRIPTION

The property opens into a welcoming entrance leading through to a spacious open-plan kitchen and living area, where a striking bay window fills the room with natural light and creates a wonderful focal point. The space comfortably accommodates both living and dining areas, making it ideal for relaxing or entertaining. The modern kitchen is neatly arranged with integrated appliances and ample worktop space, blending seamlessly with the living area.

The large double bedroom also benefits from a bay window and offers excellent proportions with plenty of room for additional furniture or workspace. A stylish modern bathroom features contemporary fittings and a walk-in shower with sleek tiled finishes.

Externally, the property enjoys a private entrance, garden and driveway, offering a pleasant outdoor space for seating, planting or simply enjoying the setting along with off street parking. The building itself is an attractive red brick and rendered period property with distinctive bay windows and strong kerb appeal.

## LIVING ROOM/KITCHEN

4.82 x 6.31 (15'9" x 20'8")

## BEDROOM

3.44 x 4.68 (11'3" x 15'4")

## BATHROOM

2.04 x 1.94 (6'8" x 6'4")

## TENURE

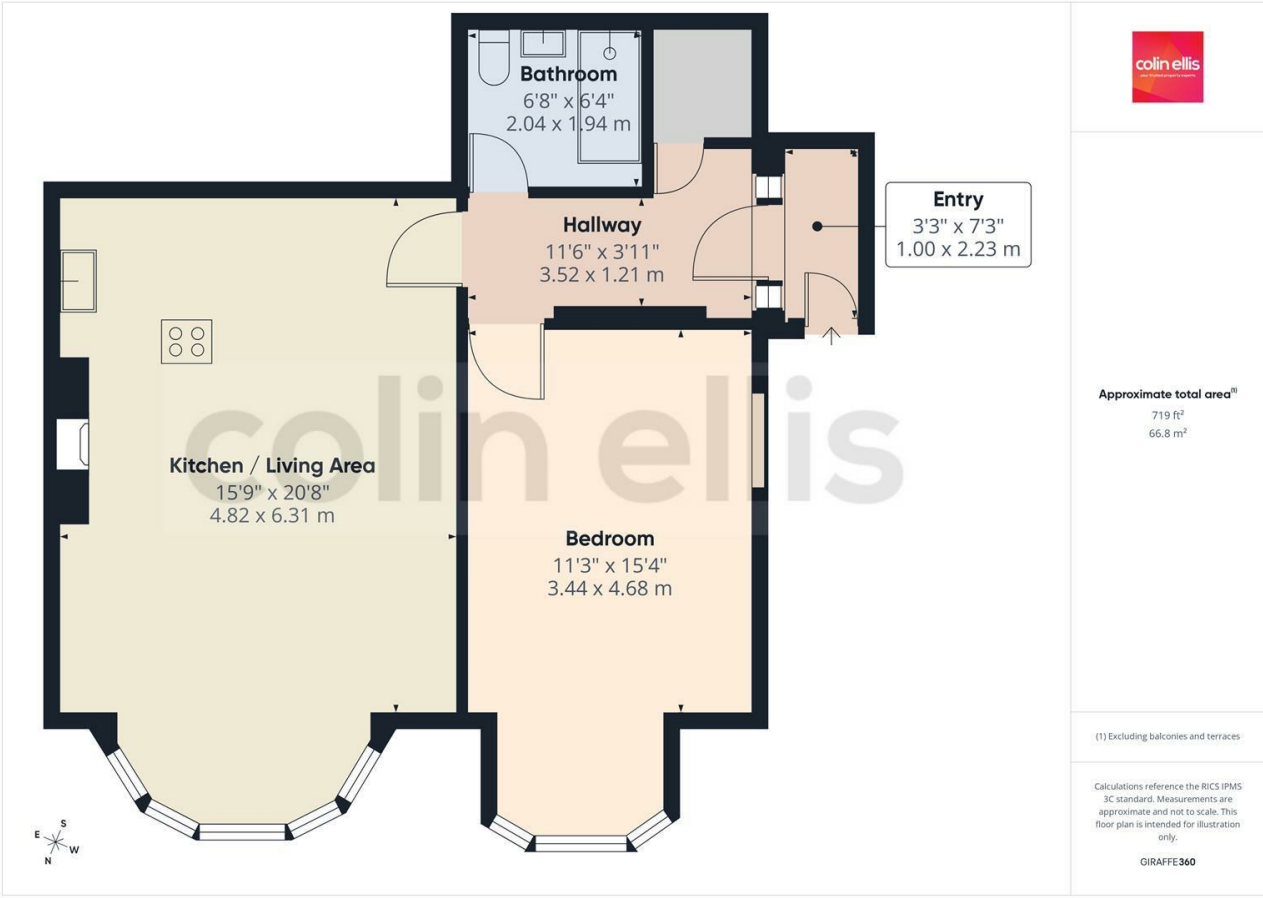
Our vendor has informed us of the following:

- \* Maintenance agreement in place with a local managing agent
- \* Maintenance fee approx £500 a year
- \* Pets are allowed
- \* AST's are allowed
- \* No Holiday lets

Please note all matters of tenure are subject to verification and clarification in a contract of sale





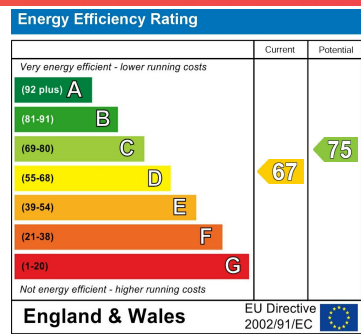


Approximate total area<sup>(1)</sup>  
719 ft<sup>2</sup>  
66.8 m<sup>2</sup>

(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.

GIRAFFE360



**Holbeck Road - 18779618**  
**Council Tax Band - B**  
**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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