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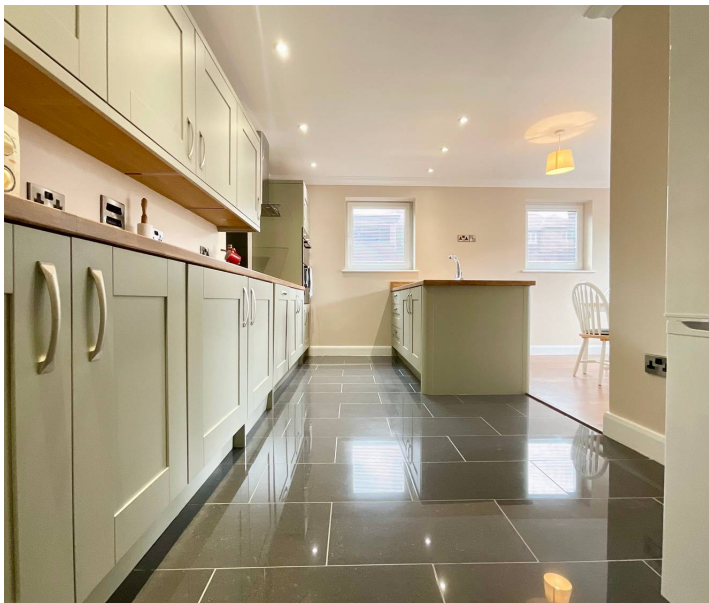
55b Holbeck Hill, Scarborough

Offers Over **£250,000**



- Beautifully presented and modern Leasehold Ground Floor apartment with stunning Views of the sea
- Two bedrooms and modern bathroom
- Open plan kitchen dining area
- Modern kitchen with island and integrated appliances
- Spacious living areas
- Off-road parking
- Abundant natural light throughout
- Viewing highly recommended, No onward chain and vacant possession

We are delighted to present this beautifully presented and modern leasehold apartment, offering an exceptional opportunity to enjoy stylish coastal living with breathtaking views of the sea. This impressive property boasts two generously sized bedrooms, each thoughtfully designed to maximise comfort and convenience, complemented by a contemporary bathroom finished to a high standard. The heart of the home is the open plan kitchen and dining area, where a sleek, modern kitchen awaits, complete with a centre island and a full range of integrated appliances (perfect for both every-day living and entertaining guests). The spacious living areas are flooded with abundant natural light, creating a bright and airy ambience that enhances the sense of space and warmth throughout the apartment. Attention to detail is evident in every corner, with high-quality finishes and tasteful décor ensuring a move-in ready home that effortlessly blends practicality with modern elegance. The apartment further benefits from off-road parking, ensuring convenience and peace of mind for residents and visitors alike. Offered to the market with no onward chain and vacant possession, this property represents an outstanding opportunity for buyers seeking a hassle-free move.





Ideally suited to professionals, couples or those looking for a tranquil retreat by the sea, this apartment combines contemporary design with a prime location, placing local amenities, transport links and the vibrant coastal lifestyle within easy reach. Viewing is highly recommended to fully appreciate the quality and appeal of this exceptional home.

Council Tax band: C

Tenure: Leasehold

GROUND FLOOR

Bedroom 1 17' 1" x 14' 1" (5.20m x 4.30m)

Bedroom 2 11' 10" x 8' 6" (3.60m x 2.60m)

En-suite 7' 10" x 6' 7" (2.40m x 2.00m)

Sitting Room 17' 5" x 17' 5" (5.30m x 5.30m)

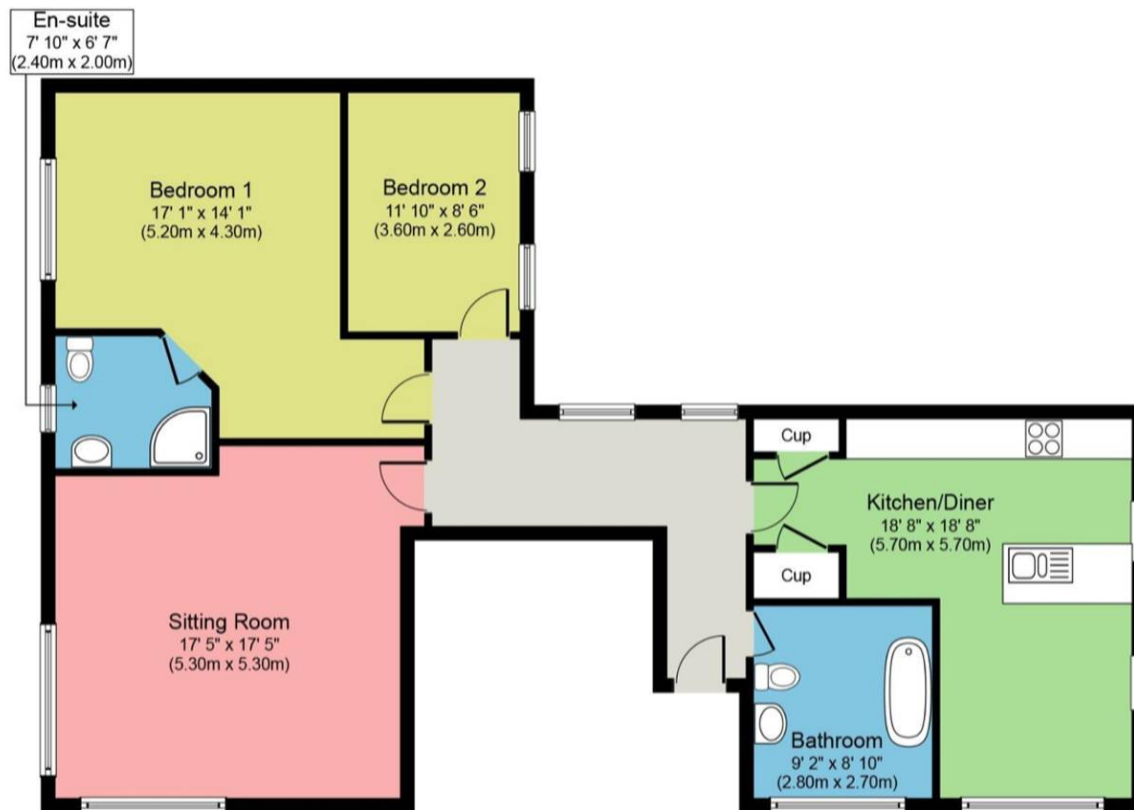
Kitchen / diner 18' 8" x 18' 8" (5.70m x 5.70m)

Bathroom 9' 2" x 8' 10" (2.80m x 2.70m)

HMRC - 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

TENURE/MAINTENANCE - We have been informed by the owner that the property is leasehold with 990 years remaining and there is a maintenance agreement in place at £550 every 6 months with Ellis Hay. We have also been informed pets and residential letting are allowed but no holiday letting





Approximate Floor Area
1,163 sq. ft.
(108.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Interested?

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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