



**Holbeck Hill, Scarborough**

, YO11 2XE

**£535,000**



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**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Holbeck Hill, Scarborough

## DESCRIPTION

HUNTERS EXCLUSIVE are proud to present this substantial five-bedroom semi-detached character home, occupying a highly desirable position on Scarborough's South Cliff. Offering spacious and versatile accommodation over three floors, the property also benefits from a detached garage, private driveway, and a feature west-facing enclosed rear garden.

This impressive period home retains a wealth of charm while providing the space required for modern family living. The accommodation briefly comprises an entrance vestibule leading into a welcoming hallway, a generous bay-fronted lounge, separate dining room, and a well-appointed breakfast kitchen which opens into a bright sun room/dining space. To the rear, a conservatory offers additional living space with double doors leading out to the garden, creating a perfect setup for both everyday living and entertaining.

To the first floor are three well-proportioned double bedrooms, a family bathroom, an additional bathroom, and a separate WC, offering excellent practicality. The second floor provides two further double bedrooms along with useful eaves storage, ideal for growing families or those needing flexible space such as a home office.

Externally, the property continues to impress with an enclosed west-facing rear garden, mainly laid to lawn with a patio seating area, pond, and external storage. To the front is a courtyard garden alongside a driveway providing off-street parking, leading to a detached garage.

Situated on the ever-popular South Cliff, the property is well placed for a range of local amenities including shops, schools, the Esplanade, and leisure facilities. This fantastic home offers both space and location, making it an ideal purchase for families.







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HERE TO GET YOU THERE

Approximate total area<sup>(1)</sup>  
 2434 ft<sup>2</sup>  
 226.2 m<sup>2</sup>

Reduced headroom  
 43 ft<sup>2</sup>  
 4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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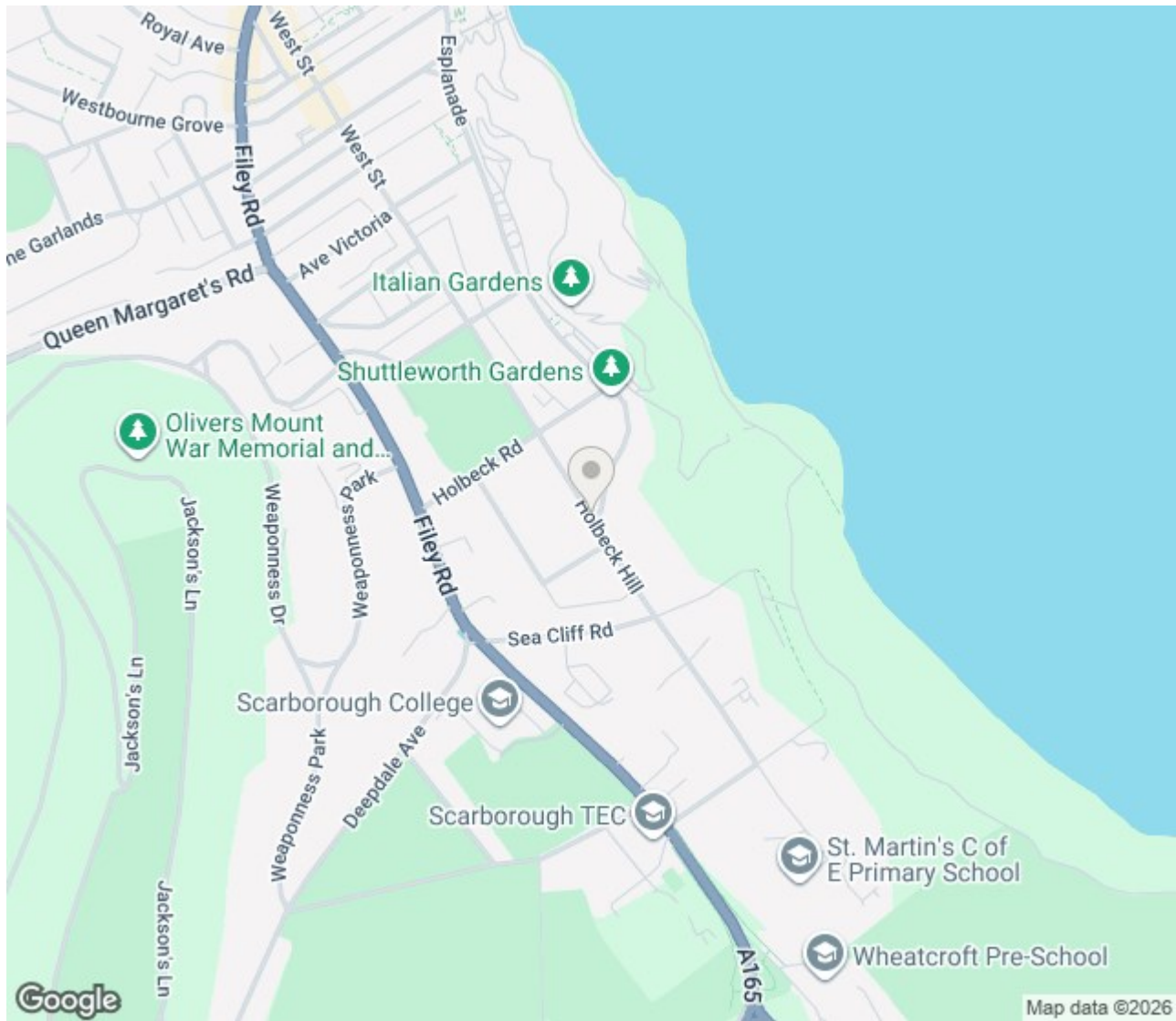


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## ENERGY PERFORMANCE CERTIFICATE

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>			<b>69</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</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	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | [scarborough@hunters.com](mailto:scarborough@hunters.com)**



