



Apartment 8, Admirals View 48 Holbeck Hill, Scarborough, YO11 3HT

Offers In The Region Of £250,000

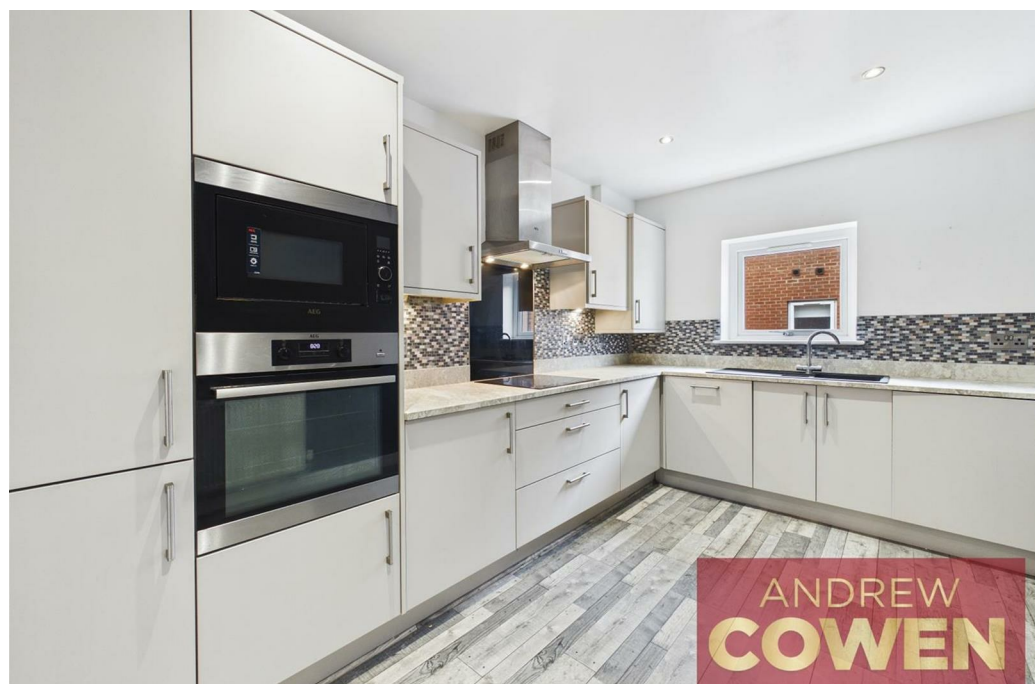
- Secure and well-maintained development with lift access.
- Modern fitted kitchen with ample storage
- Useful storage room, ideal as a home office
- Sought-after south side location in Scarborough
- Two double bedrooms, both with Juliet balconies
- Private residents' car parking
- Spacious living room with access to a private balcony
- Contemporary house bathroom and en suite to the master
- Ideal for a range of buyers including homeowners and investors

Admirals View 48 Holbeck Hill, Scarborough YO11 3HT

A well-presented two-bedroom apartment located on Scarborough's sought-after south side, offering modern, well-proportioned accommodation throughout. The property benefits from a spacious living room with access to a private balcony, a contemporary kitchen, two double bedrooms with Juliet balconies, and both a main bathroom and en suite. Externally, there is private car parking, making this an ideal home or investment in a desirable coastal location.



Council Tax Band: E



Situated within an attractive and well-maintained development on Scarborough's highly regarded south side, this modern two-bedroom apartment offers stylish, well-appointed accommodation with the added benefit of private parking, two balconies and a lift.

The building itself presents well, with secure access and neatly kept communal areas, while externally there is ample residents' parking. The apartment enjoys an excellent position within the development, with a pleasant outlook across the surrounding area.

Internally, the property is presented in good order throughout, with a contemporary feel and a practical layout. A central hallway provides access to all rooms, along with useful built-in storage. The living room is a particularly generous space, offering excellent proportions for both seating and dining, and opening onto a private balcony—ideal for enjoying outdoor space and distant views.

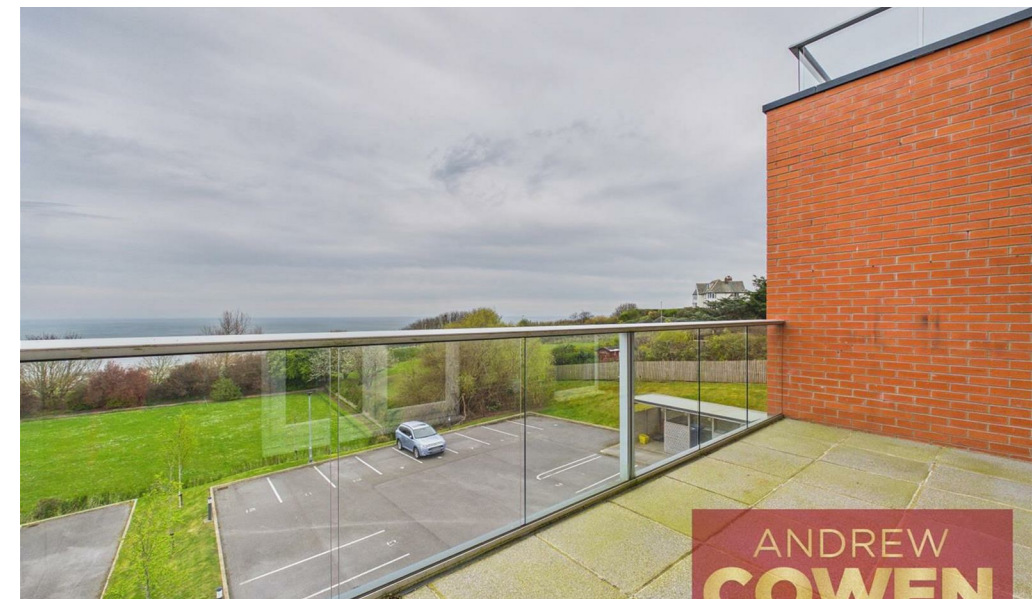
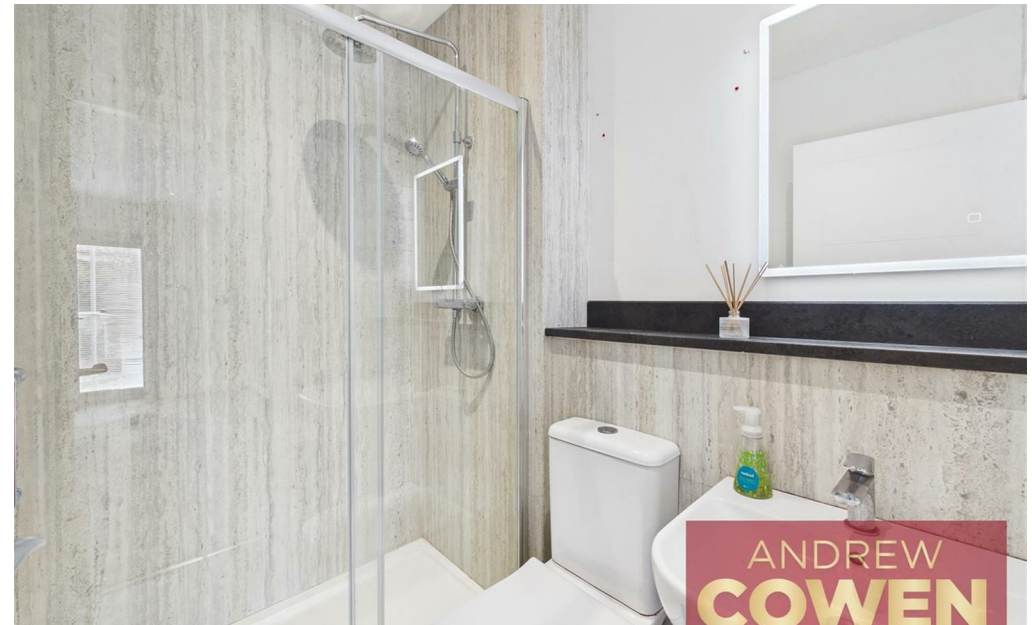
The kitchen is well-equipped with a range of fitted units and integrated appliances, providing a functional and modern cooking environment.

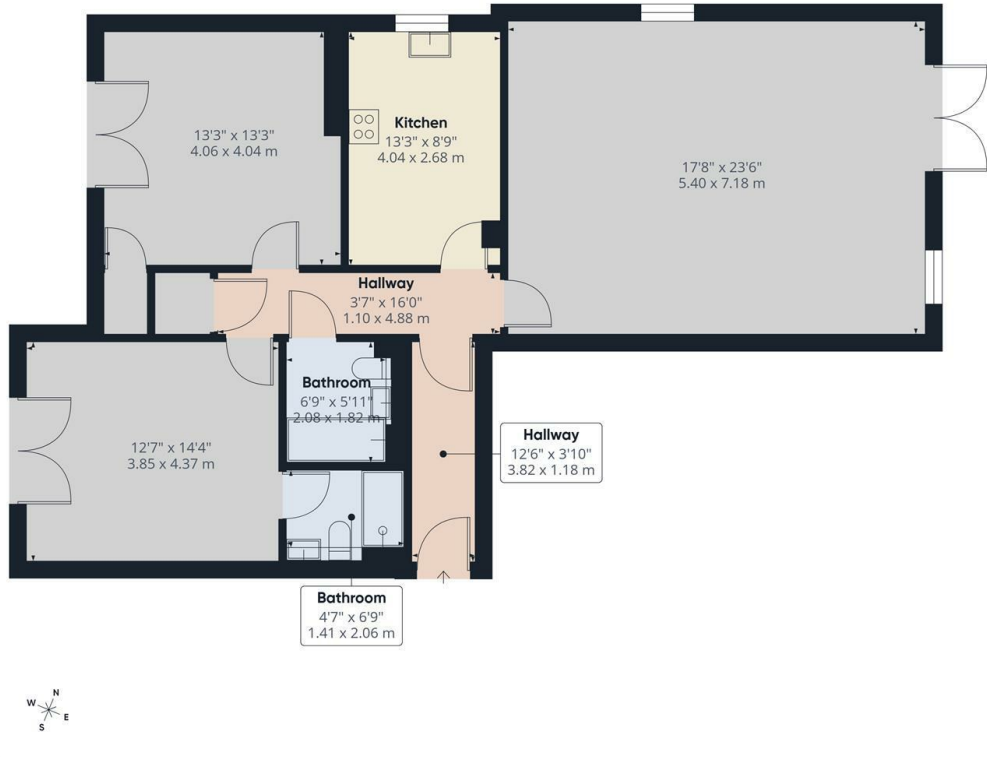
There are two well-sized double bedrooms, both benefiting from Juliet balconies which allow for an abundance of natural light. The principal bedroom is further enhanced by a modern en suite shower room, while the main bathroom is finished to a high standard with a contemporary suite including a bath with shower over and stylish wall finishes.

A separate store room offers additional flexibility and could easily be utilised as a home office space, ideal for those working remotely.

Externally, the property benefits from allocated private parking, along with visitor spaces, making it a practical choice for both owners and guests.

Overall, this is a well-presented apartment in a sought-after coastal location, offering generous living space, modern fittings and valuable outdoor areas, making it an excellent opportunity for a range of purchasers.





Approximate total area⁽¹⁾
 1100 ft²
 102.2 m²

(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



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	