



Ground Floor Flat, 50 Holbeck Avenue, Scarborough, YO11 2XQ

Guide Price £154,500

- SPACIOUS GROUND FLOOR APARTMENT
- TWO BEDROOMS
- LARGE BAY WINDOWS FRONT AND SIDE
- GENEROUS LIVING AREA
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- FRONT FORECOURT
- DRIVEWAY AND GARAGE
- SOUTH SIDE LOCATION

50 Holbeck Avenue, Scarborough YO11 2XQ

Andrew Cowen Estate Agents are pleased to welcome to the market this **WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT**, with **SPACIOUS INTERIOR** and bay windows to the front and side. **GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING**, located in the **SOUGHT AFTER SOUTH SIDE OF SCARBOROUGH**, close to a **NUMBER OF LOCAL AMENITIES, PUBLIC TRANSPORT LINKS** and **THE BEACH**. This property would suit a **HOST OF BUYERS**, including those looking for a **SEASIDE BOLT HOLE, FIRST TIME BUY** or simply looking to **DOWNSIZE**.

 2  1  1  D

Council Tax Band: C



The property briefly comprises, a spacious hallway that includes convenient storage areas, an inviting living room, which boasts a large bay window that floods the space with natural light, creating a warm and welcoming atmosphere, a wood burner fireplace adds a touch of character and provides a cosy focal point for those chilly evenings and a modern fitted kitchen equipped with an integrated oven, hob, and extractor.

The master bedroom is generously sized, also featuring a large bay window that enhances the room's appeal. The second bedroom is well-proportioned, perfect for guests, a home office, or a child's room. The stylish three-piece family bathroom is fully tiled, offering a contemporary feel and a relaxing space.

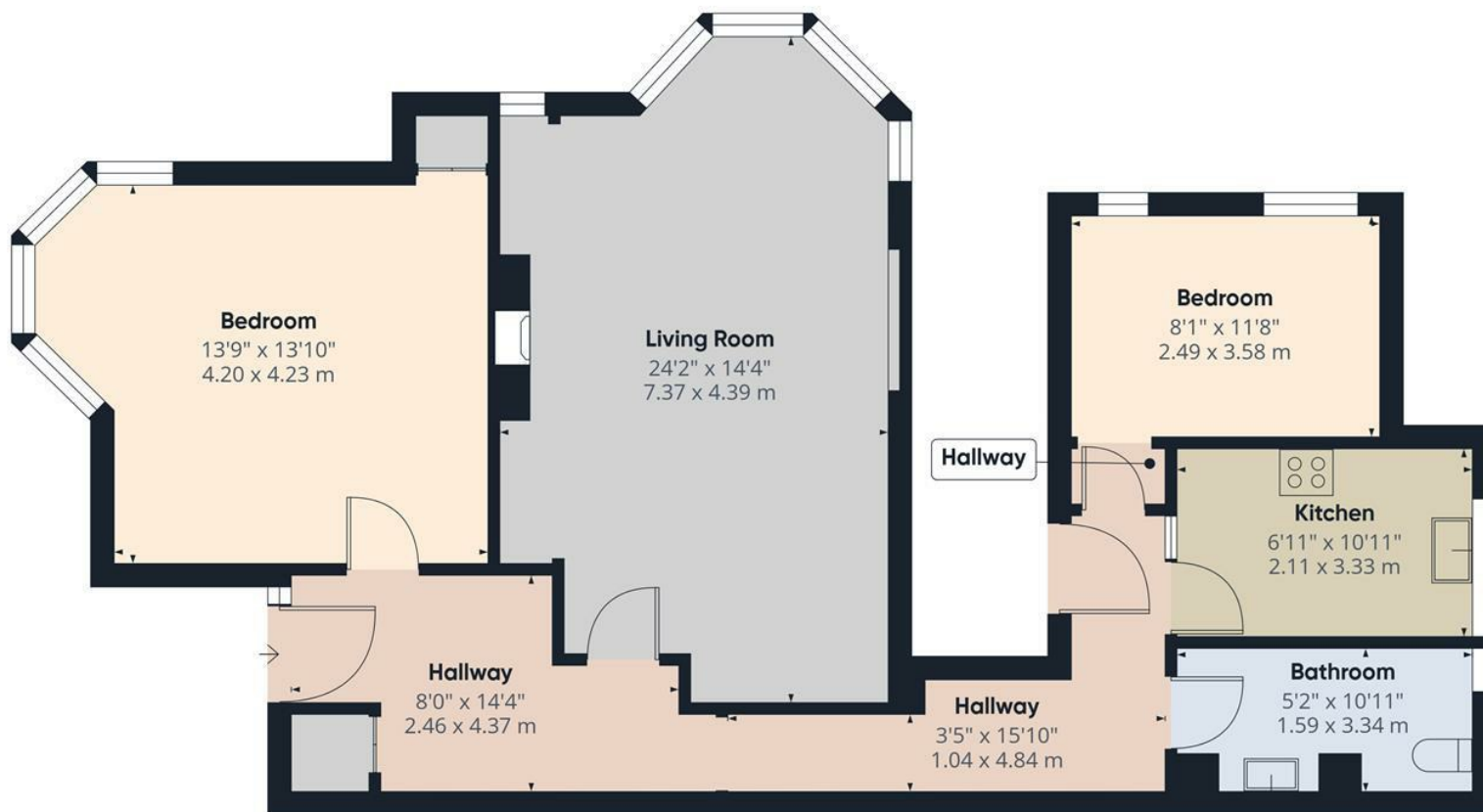
Externally, the property boasts a front forecourt and driveway leading to a garage with wooden doors, offering secure parking and additional storage options.

This property is ideally located to a wide range of attractions and amenities including local shops, supermarket, Golf Course, The Esplanade , a choice of popular eating and drinking establishments as well as Scarborough's South Bay and the beach.

Holiday lets, assured lets and Pets are permitted *All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. *

THIS IS A FANTASTIC PROPERTY, NOT ONE TO MISS, call one of our friendly sales team on 01723 377707 today





Approximate total area⁽¹⁾

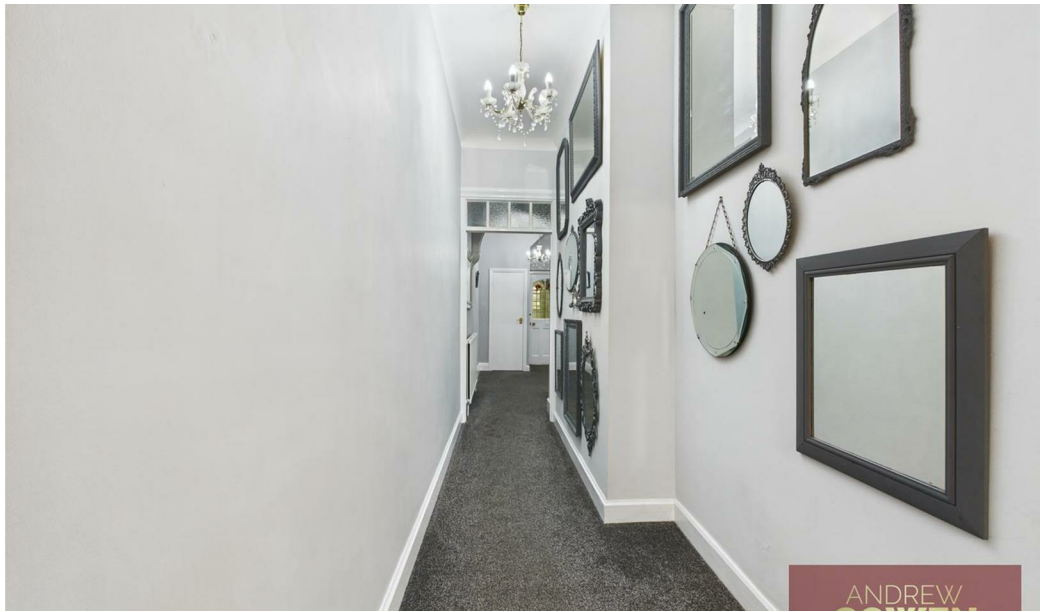
964 ft²

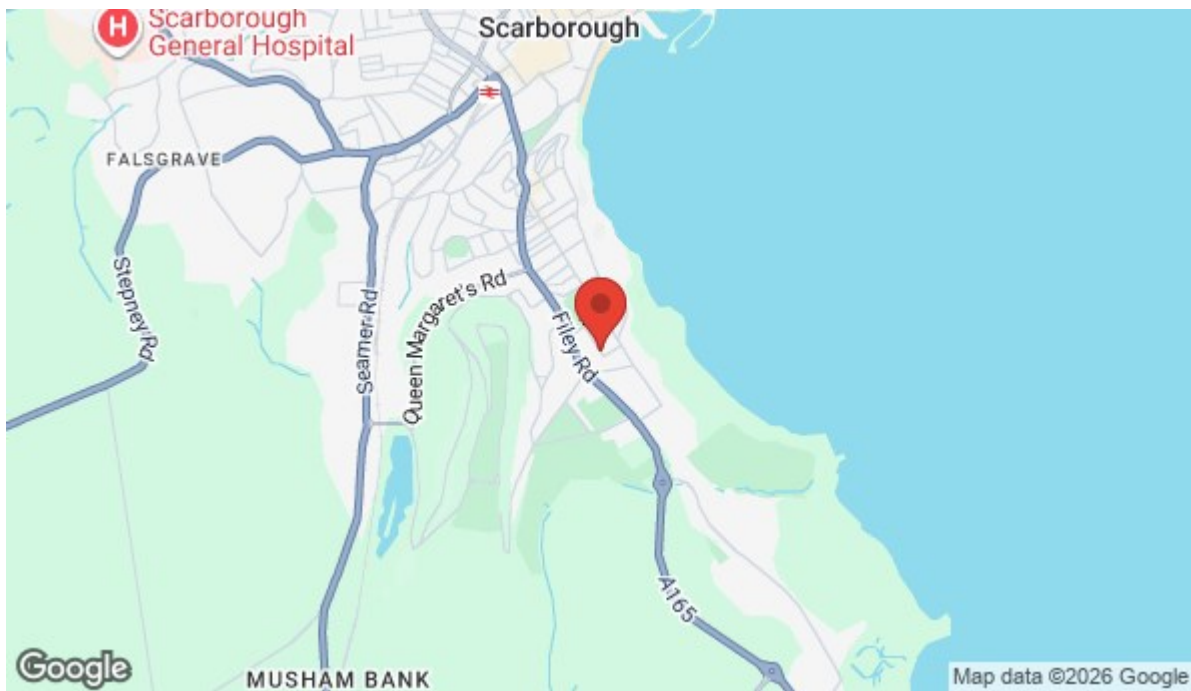
89.4 m²

(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.

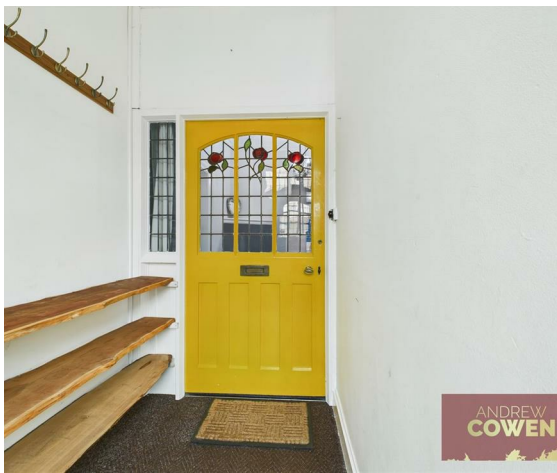
GIRAFFE360





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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