



colin ellis

## Holbeck Road, Scarborough, YO11 2XF

Located on Scarborough's popular South Cliff and only a 1 minute walk to the Esplanade this THREE BEDROOM GROUND FLOOR apartment offers spacious rooms and comes with a LARGE GARAGE. The ground floor apartment is located in a purpose built well maintained block and is offered to the market with NO ONWARD CHAIN. Viewing is highly recommended.

Guide Price £200,000



## COMMUNAL ENTRANCE

Communal hallway with door entry phone system and door into apartment. Apartment also benefits from an entrance to the rear of the property.

## APARTMENT ENTRANCE

Cornicing, storage cupboard, radiator, two ceiling lights and video phone entry phone system.

## LOUNGE DINER

*7.65 x 4.40 (25'1" x 14'5")*

uPVC double glazed bay window, three uPVC double glazed windows, cornicing, two radiators, fire with surround and two ceiling lights.

## KITCHEN

*3.06 x 3.62 (10'0" x 11'10")*

Fitted kitchen with range of cupboards and drawers, space for cooker, space for washing machine, space for fridge freezer, wall mounted boiler, two uPVC double glazed windows, extractor fan and radiator.

## BEDROOM ONE

*5.57 x 2.79 (18'3" x 9'1")*

uPVC double glazed window, radiator, ceiling light, cornicing and walk in wardrobe.

## BEDROOM TWO

*2.54 x 2.81 (8'3" x 9'2")*

uPVC double glazed window, radiator, fitted furniture, cornicing and ceiling light.

## BEDROOM THREE

*2.43 x 2.19 (7'11" x 7'2")*

uPVC double glazed window, radiator, ceiling light and cornicing.



## BATHROOM

2.51 x 2.07 (8'2" x 6'9")

Two uPVC double glazed frosted windows, bath with shower over, hand basin, WC, radiator, airing cupboard and ceiling light.

## GARAGE

8.1 x 4.4 (26'6" x 14'5")

With electric door, power and lighting.

## GARAGE STORE ROOM

4.4 x 2.69 (14'5" x 8'9")

With Lighting.

## FURTHER INFORMATION

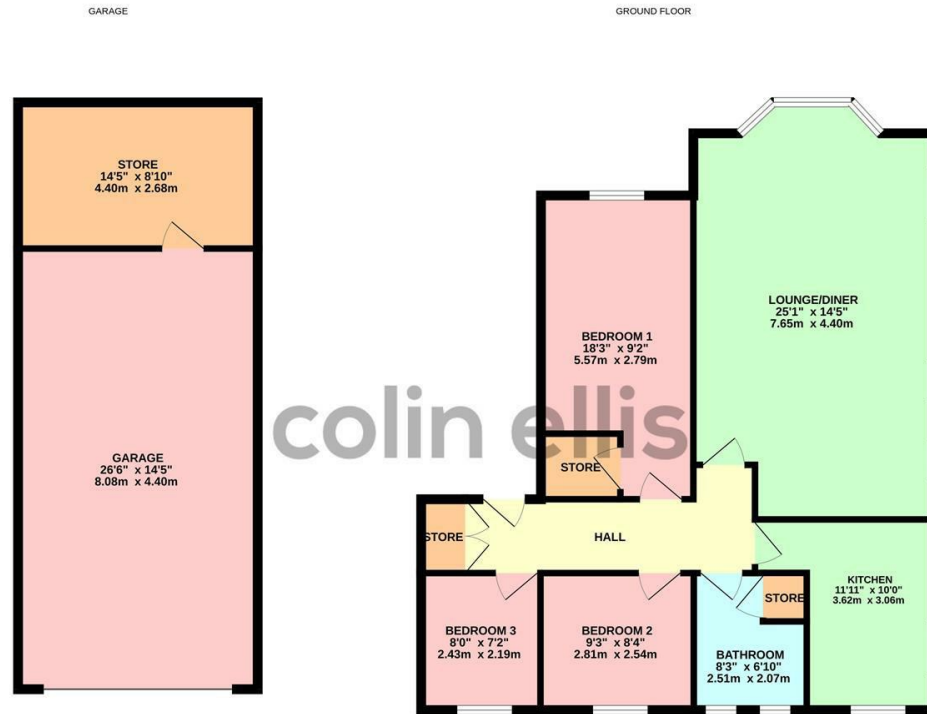
Our vendor has informed us of the following:

AST's allowed

No pets

No holiday let's





While every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Holbeck Road - 18619829**

**Council Tax Band - D**

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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