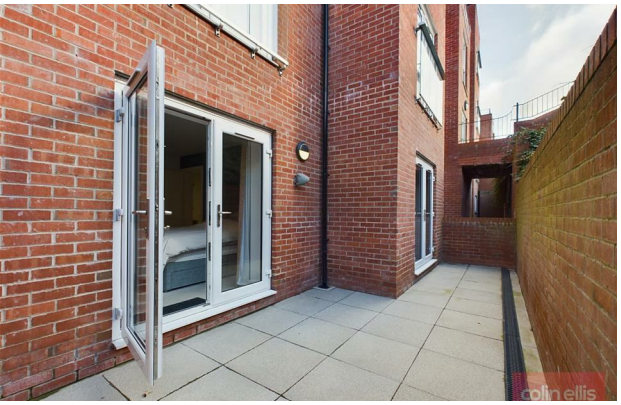

colin ellis

Holbeck Hill,

Scarborough, YO11 3BU

Guide Price £225,000

This GROUND FLOOR APARTMENT offers MODERN LIVING THROUGHOUT and benefits from a DUAL ASPECT sitting room with SEA VIEWS and a balcony, an INTEGRATED kitchen, family bathroom, TWO DOUBLE bedrooms with FITTED wardrobes and an EN-SUITE to master bedroom. Outside is an ENCLOSED front patio and a PARKING SPACE to the rear. This SLEEK and WELL PRESENTED property is brought to the market with NO ONWARD CHAIN.

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DESCRIPTION
Briefly comprising of an entrance hall with fitted cupboard, dual aspect sitting room with sea views and French doors leading to balcony, integrated kitchen, three piece family bathroom, two double bedrooms with fitted wardrobes and an en-suite to master bedroom. Outside to the front is an enclosed patio and to the rear is a parking space.

COMMUNAL ENTRANCE TO ENTRANCE HALL
Entry phone, led down lights, double radiator, built in cupboard and power points.

LOUNGE
5.9 x 5.2 (19'4" x 17'0")
Sea view, led down lights, uPVC double glazed window and doors, two double radiators and power points.

KITCHEN
3.6 x 2.5 (11'9" x 8'2")
Base, wall and drawer units, encore worktop, integrated oven, hob, microwave, fridge, freezer, washing machine and dishwasher, extractor hood, sink/drainer unit, feature sink, mixer tap, led down lights, uPVC double glazed window and radiator.

MASTER BEDROOM
3.9 x 3.6 (12'9" x 11'9")
Fitted wardrobe, uPVC double glazed doors and radiator.

EN-SUITE
3.2 x 1.0 (10'5" x 3'3")
Low flush wc, shower cubicle with power shower, ladder radiator, uPVC double glazed window,led down lights and extractor fan.

BEDROOM TWO

4.0 x 3.1 (13'1" x 10'2")

Fitted wardrobe, uPVC double glazed window and doors to patio, radiator and power points.

BATHROOM

2.1 x 2.0 (6'10" x 6'6")

Panel bath, hall hung basin, low flush wc, shower over bath, ladder radiator and led down lights.

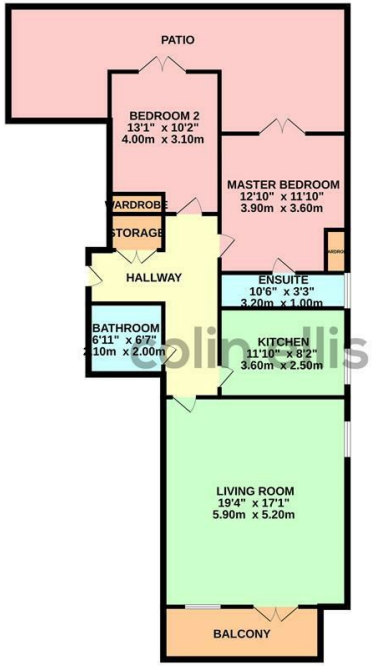
OUTSIDE

Rear balcony with glass screen, power points and patio.

TENURE

Ground rent £450 per Annum
NHBC Guarantee valid until 30th November 2031
Pets, Holiday let and AST allowed

GROUND FLOOR
1306 sq.ft. (121.3 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 sq.m.) approx.

Whilst 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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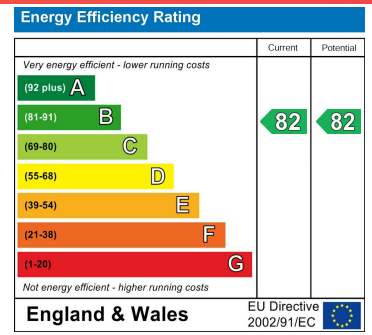
Holbeck Hill - 18685209
Council Tax Band - E
Tenure - Leasehold

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.



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