



55 Holbeck Hill, Scarborough YO11 3BJ  
Offers In The Region Of £290,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- IMMACULATELY PRESENTED GROUND FLOOR APARTMENT
- OFF-STREET PARKING
- GARDEN TO THE FRONT & TWO COURTYARDS TO THE REAR
- POPULAR SOUTH SIDE LOCATION CLOSE TO ESPLANADE
- TWO DOUBLE BEDROOMS & TWO BATHROOMS

This GENEROUS TWO BEDROOM GROUND FLOOR APARTMENT is offered to the market with, TWO DOUBLE BEDROOMS, an ENSUITE to the master, OFF-STREET PARKING and GENEROUS GARDENS to the front with side and rear COURTYARDS. The property is well located on Scarborough's South Cliff and is within walking distance of the esplanade and Italian Gardens.

To property has been well maintained throughout with gas central heating and double glazing.

The accommodation briefly comprises of: private entrance vestibule with storage, open plan lounge/diner with access out to the side courtyard, separate kitchen with breakfast bar and built in appliances such as dishwasher, double oven, hob, extractor and washing machine, ample wall and base units and direct access to the courtyard. The property benefits from two double bedrooms with the master having an en-suite shower room, a further bathroom and study/office.

Externally, the property benefits from generous lawned gardens to the front with planted borders, several dwarf fruit trees, external store room and summerhouse. The property also benefits from two paved and private courtyards. To the rear of the property lies off-street parking for one vehicle.

Being located on Scarborough's South Cliff means the property provides excellent access to a wealth of amenities and attractions including a choice of popular schools and colleges, transport links, golf course, a choice of popular eating and dining establishments as well as being moments away from scenic walks along The Esplanade and through the Italian gardens to the sea as well as The Cleveland way and Cayton Bay to the South.

Viewing can not be recommended enough to fully appreciate the space and setting on offer with this bespoke garden apartment located on Scarborough's popular South Side.

To arrange a viewing, please contact CPH today on 01723 352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk)







#### ACCOMMODATION

Entrance Vestibule  
8'2" x 9'10" max

Lounge/Diner  
21'11" x 16'0" max

Kitchen  
10'9" x 17'8" max

Study  
9'10" x 7'10" max

Bathroom  
7'10" x 6'10" max

Bedroom 1  
12'9" x 16'4" max

En-Suite  
7'10" x 4'7" max

Bedroom 2  
17'0" x 8'10" max

#### Externally

To the front of the property lies a private garden laid mainly to lawn with planted borders, summer house and external storage room. The property also benefits from having two courtyards and off-street parking for one vehicle.

#### Tenure/Maintenance

This property is leasehold with roughly 993 years remaining on the current lease, a maintenance agreement is currently in place between the three flats of which each contribute roughly £1000pa which includes a sinking fund. We have been informed by the vendor that holiday lets are not permitted however pets and residential lets are allowed.

Details Prepared  
AB161024



**Interested? Get in touch:**

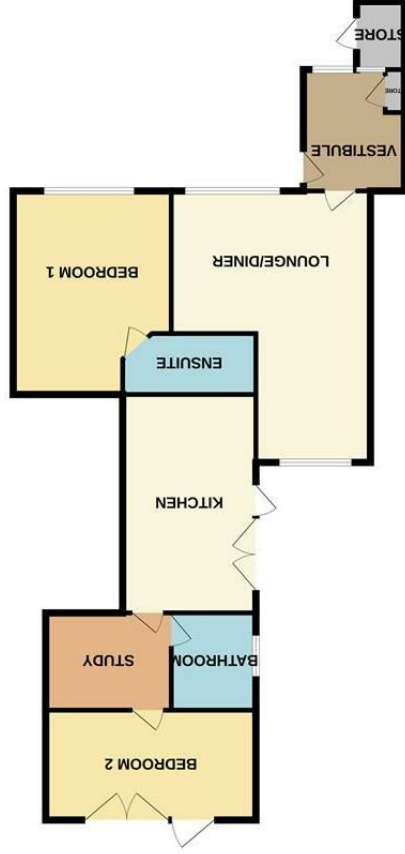
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



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GROUND FLOOR  
1110 sq. ft. (103.1 sq.m.) approx.

