



27a Holbeck Hill, Scarborough YO11 3BJ  
Price Guide £185,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- SPACIOUS FREEHOLD APARTMENT GROUND FLOOR WITH OWN ENTRANCE AT SIDE
- GARAGE LOCATED ON HOLBECK CLOSE
- GAS HEATING AND DOUBLE GLAZING
- FRONT GARDEN FOR SOLE USE
- VACANT POSSESSION AND NO ONWARD CHAIN

This GENEROUSLY PROPORTIONED TWO BEDROOM GROUND FLOOR APARTMENT is offered to the market in GOOD ORDER THROUGHOUT but may benefit from some updating, NO ONWARD CHAIN and GARAGE. The property is well located on Scarborough's South Cliff and benefits from SEA GLIMPSES and is within walking distance of the esplanade and Italian Gardens.

The accommodation itself is accessed via a private porch to the side elevation of the building leading through to an entrance/dining hall. The property benefits from a double master bedroom with bay window and fitted wardrobes. The second bedroom is also a double with fitted robes. The property benefits from having a separate W/C and main bathroom which has a three-piece suite. The kitchen benefits from ample storage including a pantry. The generous lounge features a large bay window giving sea glimpses. The property also benefits from having a garage located nearby on Holbeck Close 'In our opinion' the property is offered to the market in good general order and is offered with Vacant Possession and no onward chain.

Being located on Scarborough's South Cliff means as well as the superb open aspect views the property provides excellent access to a wealth of amenities and attractions including a choice of schools and college's, 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.

Offered with VACANT POSSESSION AND NO ONWARD CHAIN internal viewing highly recommended to fully appreciate the finish and views on offer from this light and airy apartment, well located within this characterful building.





#### ACCOMODATION

##### Ground Floor

Dining Hall  
19'8" x 9'6"

Lounge  
17'0" max x 18'0" max

Kitchen  
14'5" x 12'9"

Bedroom 1  
19'8" x 14'1"

Bedroom 2  
12'9" x 10'9"

Bathroom  
8'6" x 7'2"

WC  
7'10" x 2'11"

##### Tenure/Maintenance

We have been informed by the Vendor that the property is Freehold and does not permit Holiday Lets, however residential lets and pets are allowed. The maintenance is a 50/50 split between both flats.

##### Externally

The property benefits from a garage located on Holbeck Close (no2). To the front of the property lies a front garden laid mainly to lawn FOR SOLE USE OF 27A.

##### Details

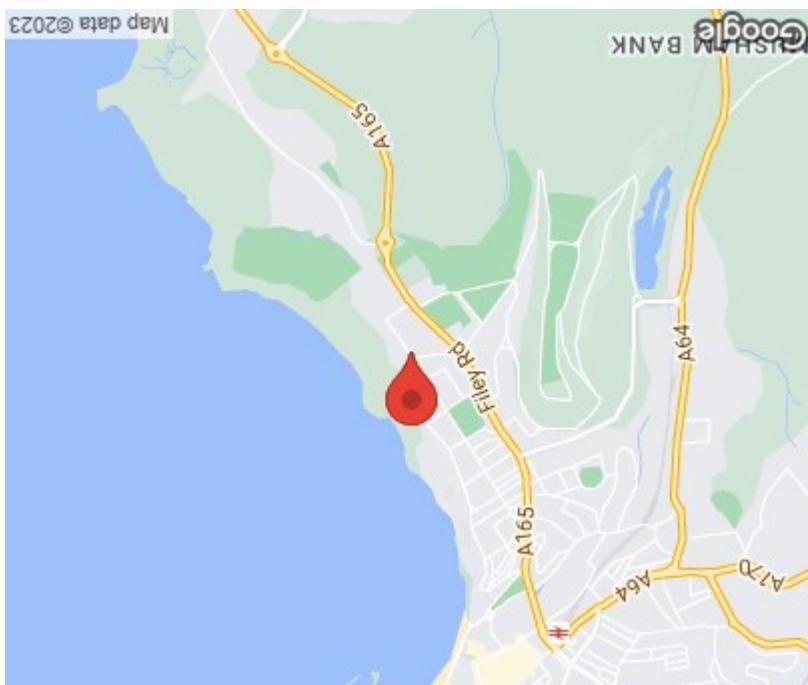
LCGV 20022023 - Council Tax band - C



**Interested? Get in touch:**

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1337 sq.ft. (124.2 sq.m.) approx.