



25 Holbeck Road, Scarborough, YO11 2XF
Offers Over £190,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- A FIVE/SIX BEDROOM FREEHOLD DUPLEX APARTMENT
- PROVIDING EXCELLENT LIVING ACCOMMODATION
- PRIVATE ENTRANCE HALL
- LOCATED ON SCARBOROUGH'S POPULAR SOUTH CLIFF
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

CPH are delighted to be presenting to the market this SUBSTANTIAL SIX BEDROOM FREEHOLD DUPLEX APARTMENT which is set on Scarborough's ever popular SOUTH SIDE and is offered to the market with NO ONWARD CHAIN.

The apartment is set within an IMPOSING SEMI-DETACHED dwelling which houses just two apartments. The property is accessed via a private entrance hall on the ground floor with stairs up to the first floor where the accommodation comprises; hallway with built-in storage, a box bay fronted lounge with a fireplace, kitchen fitted with a range of units, utility room, three bedrooms (potential to use as additional reception rooms) and a three-piece bathroom suite. From the first floor hallway lies a door which provides stairs to the second floor which offers a landing and three further bedrooms.



The property is set within the well regarded South side of Scarborough where a wealth of amenities lay at hand including popular schools, a college, Golf Course, a range of local shops/eateries at Ramshill Shopping Parade, the Cleveland Way which provides scenic walks and a little further afar lies Scarborough's South Bay beach and Scarborough Town Centre.

Early internal viewing is a must and can be arranged via our friendly team in the office on 01723352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule

12'9" x 6'10" max

FIRST FLOOR

Hallway

23'3" x 5'6"

Lounge

22'11" max x 19'0" max

Utility

5'2" x 4'11"

Kitchen

11'9" x 6'10"

Bathroom

6'10" x 6'10"

Bedroom One

20'11" max x 14'5"

Bedroom Two

14'5" max x 13'9" max

Bedroom Three

13'1" max x 7'10" max

SECOND FLOOR

Landing

11'1" x 5'6"

Bedroom Four

15'1" max x 12'5" max

Bedroom Five

11'9" max x 10'9" max

Bedroom Six

11'5" max x 8'2" max

OTHER:

Tenure/Maintenance

We have been informed by the vendor that the property is Freehold and there is a Deed of Covenant in place on a 50/50 basis.

Details Prepared

TLGVPF/230522



Interested? Get in touch:

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