



## Holbeck Avenue, Scarborough, YO11 2XG

- Immaculate top floor apartment
- Spacious lounge & kitchen
- No onward chain
- Two bedrooms & loft room
- Garage & communal gardens
- Ideal holiday home or investment

**Offers In Excess Of £170,000**



# Holbeck Avenue, Scarborough, YO11 2XG

## DESCRIPTION

Hunters are delighted to present this immaculate upper floor apartment, ideally situated within the highly sought-after Holbeck area of Scarborough. Offering two bedrooms, a versatile loft room, garage and access to well-maintained communal gardens, this property is brought to the market with no onward chain and would suit a range of buyers, whether as a permanent residence or a coastal retreat.

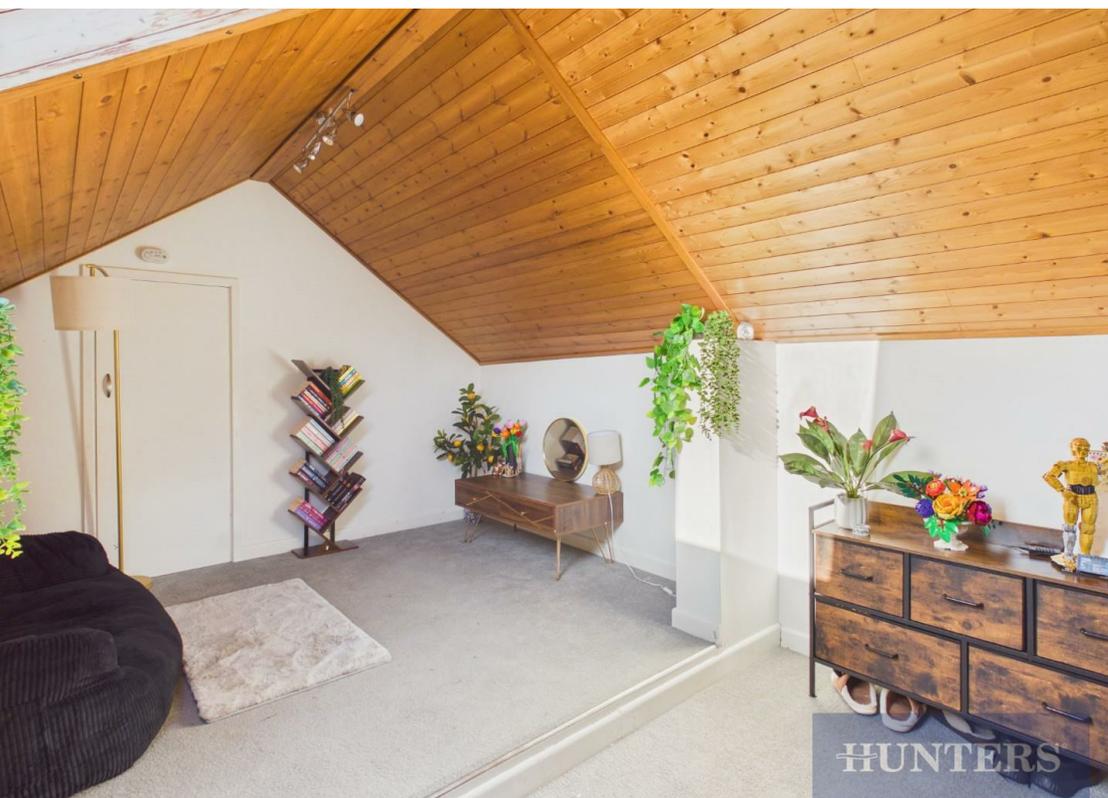
The accommodation is well presented throughout and briefly comprises an entrance hall, a fitted kitchen with access to the fire escape, a spacious lounge, two double bedrooms and a modern three-piece bathroom suite. To the upper floor, there is a useful loft room which offers flexibility and could be utilised as an occasional third bedroom, home office or additional storage space.

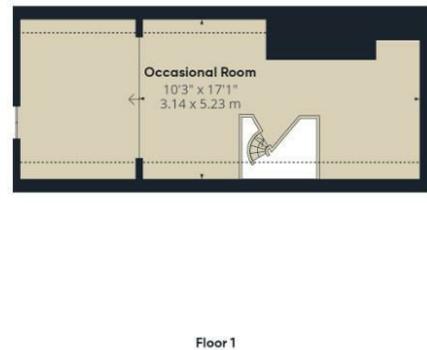
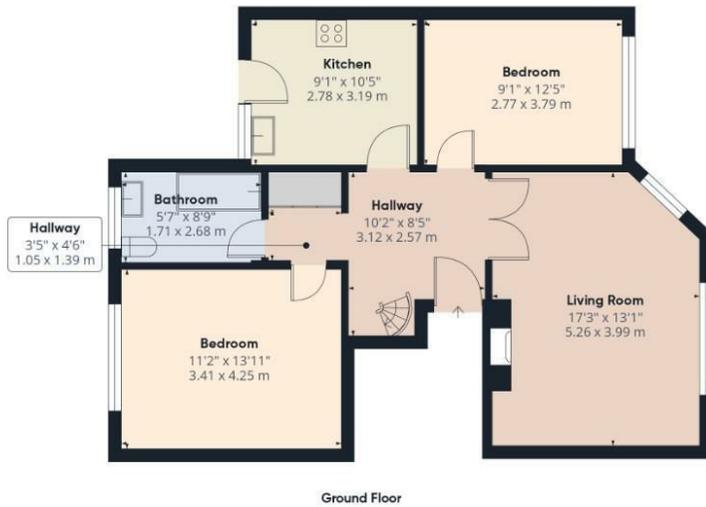
Externally, the property benefits from attractive communal gardens and a garage, providing both outdoor space and practical storage or parking.

Positioned within the ever-popular Holbeck and Esplanade areas, the property is conveniently located close to a range of local amenities including well-regarded schools such as Wheatcroft Primary, St Martin's Primary and Scarborough Independent School. It also offers easy access to the University, the historic Clock Tower, South Cliff Gardens, Scarborough's town centre and the South Bay, with Ramshill nearby providing a selection of shops, cafés and restaurants.

Early viewing is highly recommended to fully appreciate the location and accommodation on offer.







Approximate total area<sup>(1)</sup>  
 973 ft<sup>2</sup>  
 90.3 m<sup>2</sup>

Reduced headroom  
 45 ft<sup>2</sup>  
 4.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

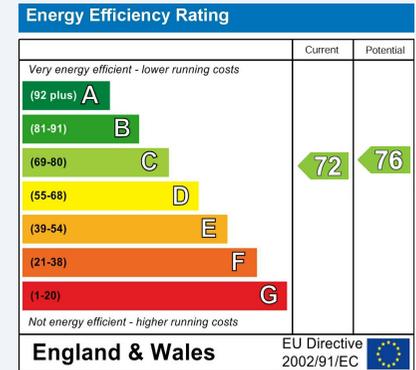
Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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