



## Holbeck Hill, , Scarborough, YO11 3BJ

- Exclusive New Development
- Benefitting From Sea and Castle Views
- Underfloor Heating Throughout The Ground Floor
- All Detached Homes
- Single Garage and Driveway
- Only Three Plots Available

£675,000

**HUNTERS®**

HERE TO GET *you* THERE

# Holbeck Hill, , Scarborough, YO11 3BJ

## DESCRIPTION

Welcome to the Holbeck Hill Development, an exclusive release of just three beautifully crafted four-bedroom homes, combining energy efficiency, high-spec finishes, and contemporary design in a prime coastal location.

Each home offers four spacious bedrooms, a single garage, and private parking, making them ideal for families and professionals alike. From the upper floors, enjoy stunning sea and castle views, adding a truly special backdrop to your everyday living.

Designed with comfort and quality in mind, these homes feature high-performing timber frame walls for exceptional insulation and energy efficiency. Bright and airy interiors are enhanced by double glazed windows and bi-fold doors, while composite external doors provide both security and style.

The homes benefit from underfloor heating on the ground floor and radiators upstairs, with floor finishes included throughout — LVT to most of the ground floor, carpet in the lounge and bedrooms, and stylish tiles in the bathrooms.

Kitchens and bathrooms are individually designed by a professional interior designer, offering a truly bespoke finish. Each kitchen comes complete with a quartz worktop, integrated fridge freezer, hob, oven, and dishwasher, with space for a washing machine in the utility room.

Buy off-plan and you can choose your kitchen in black, green, or white — giving you a say in the style of your new home.

Elegant oak internal doors, black plug sockets, switches, and door handles, and a neutral paint scheme throughout add to the refined look and feel.

Every home is protected by a 10-year structural warranty, offering long-term peace of mind.

Only three plots available. Don't miss your opportunity to secure one of these exceptional 4-bedroom homes at Holbeck Hill Development, with breathtaking sea and castle views. Register your interest today!

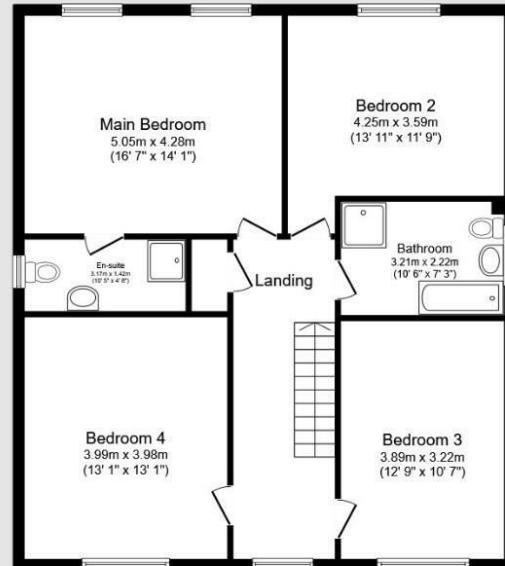






**Ground Floor**

Floor area 107.9 sq.m. (1,162 sq.ft.)



**First Floor**

Floor area 100.1 sq.m. (1,078 sq.ft.)

Total floor area: 208.0 sq.m. (2,239 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### 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.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.