



HUNTERS®
HERE TO GET *you* THERE



Holbeck Road, Scarborough

Offers In Excess Of £150,000



Hunters welcome to the market this IMPRESSIVE second floor apartment within the SOUGHT AFTER South Cliff. Offering lovely views from the lounge, a BALCONY with SEA VIEWS, and TWO BEDROOMS the apartment is presented in GOOD ORDER throughout. This apartment is a MUST VIEW.

This lovely apartment is conveniently located for the sought after Holbeck and Esplanade areas, secondary and primary schools (Wheatcroft Primary, St Martins Primary and Scarborough Independent School (Age 3-18); University, the famous Clock Tower, South Cliff Gardens, with easy access to Scarborough's Town Centre and the amenities of South Bay. The adjacent Ramshill area offers a variety of local shopping facilities and restaurants.

Briefly comprising of a half landing leading to the hallway, lounge with a large window overlooking the Holbeck playing fields, a

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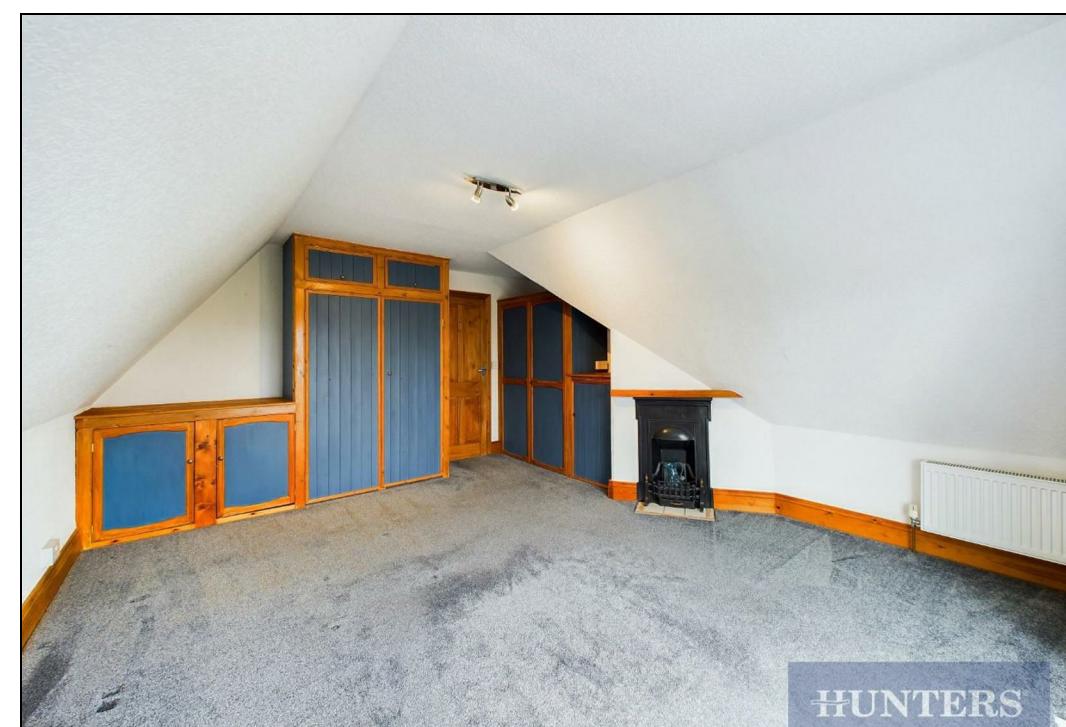
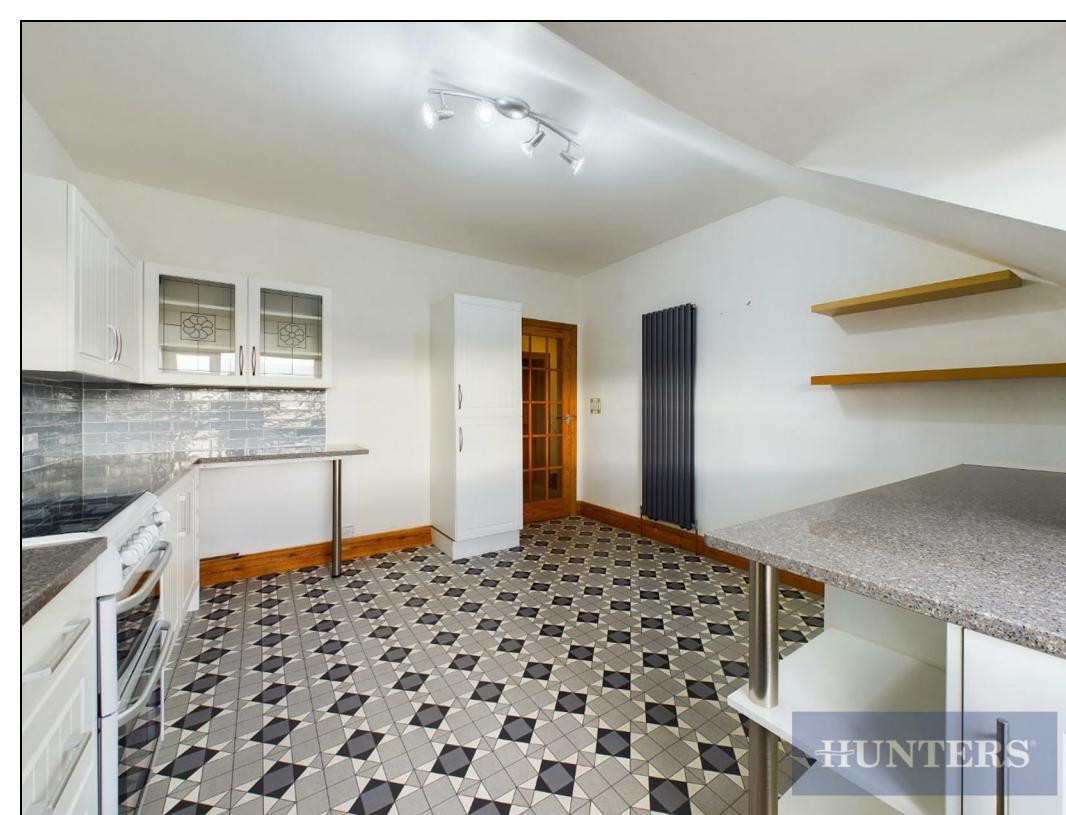


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KEY FEATURES

- Large Kitchen
- Spacious Living Room
- Two Bedrooms
- Balcony with Views of the Sea and Oliver's Mount
- Family Bathroom
- Council Tax: B
- EPC: E





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Ground Floor



Floor 1

Approximate total area⁽¹⁾

992 ft²

92.1 m²

Reduced headroom

60 ft²

5.6 m²

(1) Excluding balconies and terraces

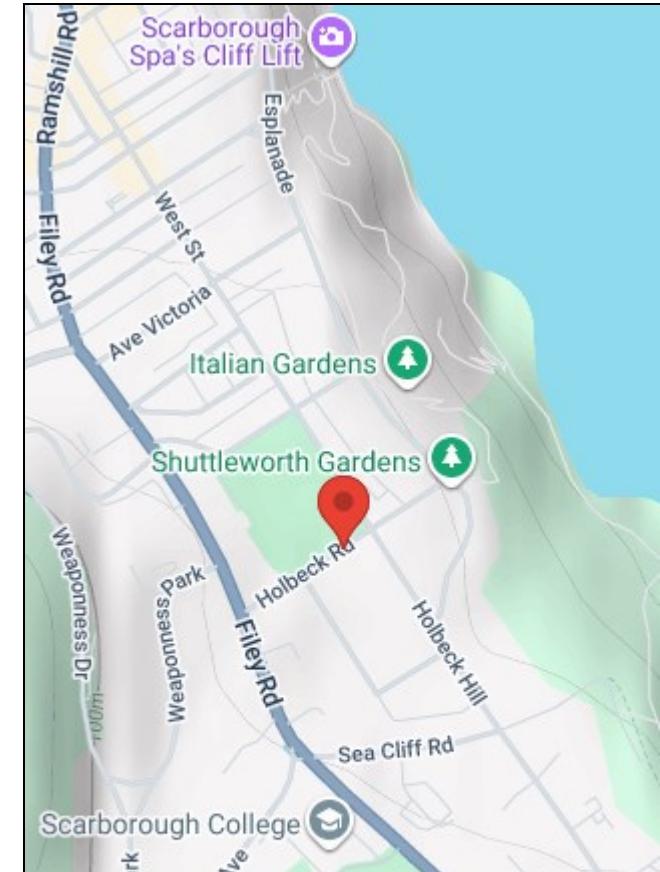
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating			
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