

HUNTERS®

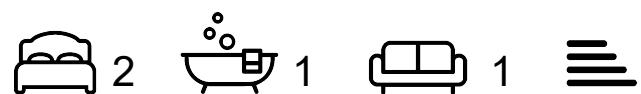
HERE TO GET *you* THERE



Holbeck Avenue

Scarborough, YO11 2XJ

Offers In Excess Of £150,000



5 Philadelphia Court Holbeck Avenue

Scarborough, YO11 2XJ

Offers In Excess Of £150,000



Entrance hall

UPVC double glazed opaque window to side aspect, laminated laid wood style flooring, loft access to partially boarded loft, coving, storage cupboard, telephone point, radiator and power points.

Lounge

UPVC double glazed bay window with sea views, coving, radiator and power points.

Kitchen

UPVC double glazed window to front aspect with sea glimpse, UPVC double glazed door onto the fire escape, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, plumbed for washing machine, electric oven, electric hob, integrated fridge, extractor hood, radiator and power points.

Bedroom 1

UPVC double glazed window to rear aspect, radiator, fitted wardrobes, coving and power points.

Bedroom 2

UPVC double glazed window to rear aspect, coving, radiator, wash hand basin with pedestal and power points.

Bathroom

UPVC double glazed opaque window to side aspect, fully tiled walls, radiator, low flush WC, wash hand basin with pedestal and shower cubicle with shower attachment.

Garage

Up and over door.

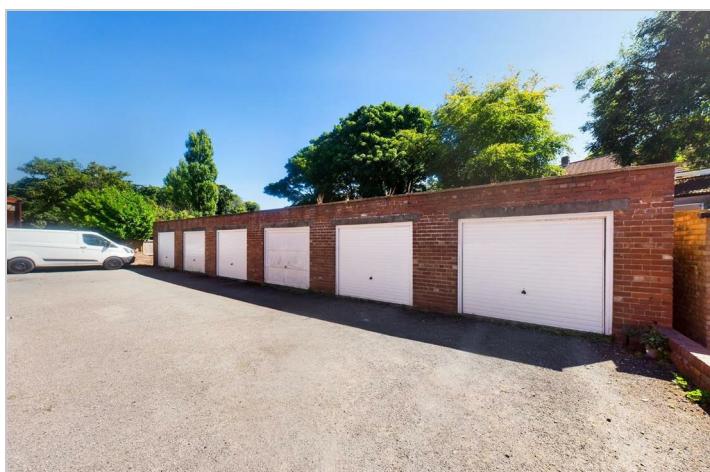
Communal Front garden

Agents notes

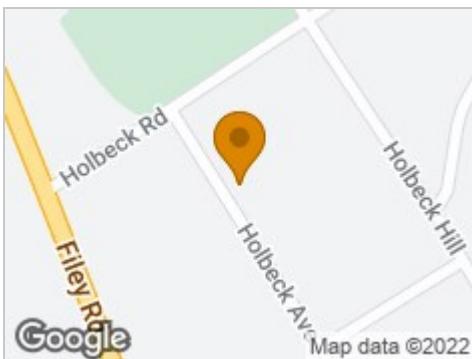
Freehold

Council tax band - C

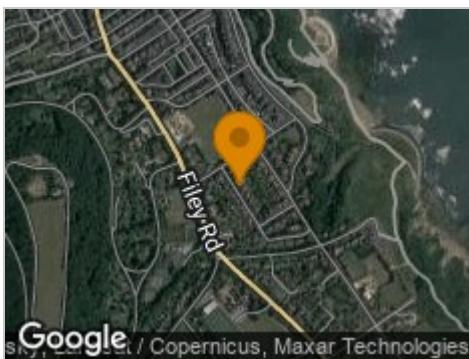
Managed by Nicholsons - £600 per year



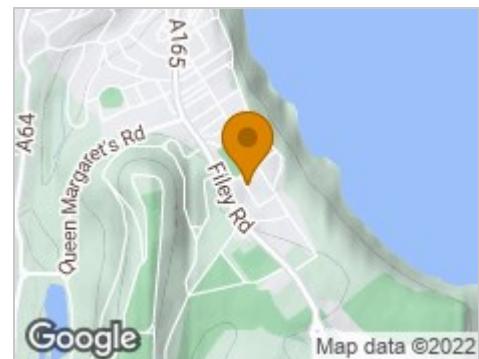
Road Map



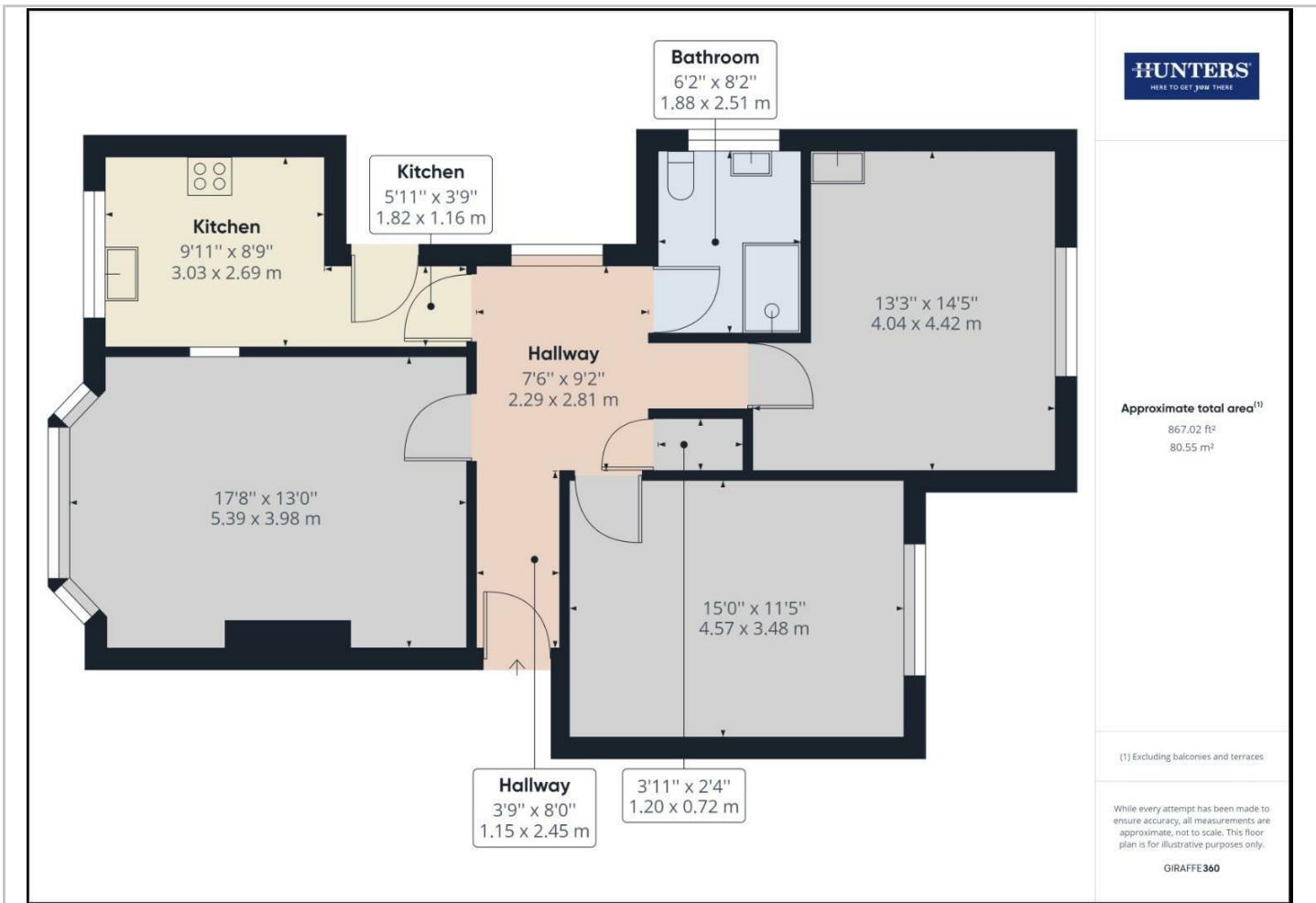
Hybrid Map



Terrain Map



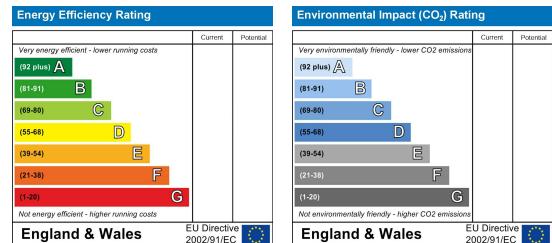
Floor Plan



Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.