

HUNTERS[®]

HERE TO GET *you* THERE



Holbeck Manor

Holbeck Avenue, Scarborough, YO11 2XG

£850 Per Calendar Month



AVAILABLE SOON* FLAT TO RENT IN HOLBECK AREA of Scarborough benefiting from TWO BEDROOMS, additional LOFT ROOM, GARAGE and COMMUNAL GARDENS.

This property has gas central heating.

The property briefly comprises: entrance hallway, bedroom one and bedroom two, kitchen with integrated fridge freezer and washing machine, family bathroom and living room.



Coving, storage cupboard and entry phone.

UPVC double glazed windows to front and side aspects, ceiling rose, coving, wall radiator, gas feature fireplace, telephone point, TV point and power points.

UPVC double glazed window to rear aspect, UPVC double glazed door to fire escape, laminated laid wood style flooring, range of wall and base units with roll top work surfaces, sink and drainer unit, integrated washing machine/tumble dryer, integrated fridge/freezer, electric oven, electric hob, extractor hood and power points.

UPVC double glazed window to rear aspect, fitted mirrored wardrobes, radiator, telephone point and power points.

UPVC double glazed window to front aspect, radiator and power points.

UPVC double glazed velux window to rear aspect, eaves storage and power points.

UPVC double glazed window to rear aspect, tiled flooring, part tiled walls, three piece suite comprising: panel enclosed bath with shower attachment and over head shower, low flush WC and wash hand basin with vanity unit, shaver point and extractor fan.

Up and over door.

Mainly laid to lawn with plant and shrub borders, patio area and rear entrance.

Ground Floor (Building 1)

Reception
10'0" x 10'0"
3'0" x 3'0"

Kitchen
10'0" x 10'0"
3'0" x 3'0"

Dining
10'0" x 10'0"
3'0" x 3'0"

Living
14'0" x 20'0"
4'7" x 6'7"

Bedroom
10'0" x 10'0"
3'0" x 3'0"

Bedroom
10'0" x 10'0"
3'0" x 3'0"

Plant 1 (Building 1)

Approximate total area*

808.00 sq'
5.00 m ²

Reduced footprint

670.00 sq'
4.20 m ²

*Including parking and driveway

10. Reduced footprint
Before 10/10/2020

When using planning for other uses, the applicant must submit a planning application for the proposed use. The applicant must also submit a planning application for the proposed use.

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Energy Efficiency Rating

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		

Current: 72 Potential: 76

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 72 Potential: 76

England & Wales

EU Directive 2006/12/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.

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