



England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 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 CO2 emissions	
Current	Potential
Environmental Impact (CO <sub>2</sub> ) Rating	

England & Wales	
EU Directive 2002/91/EC	
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	Potential
Energy Efficiency Rating	



TOTAL APPROX. FLOOR AREA 1135 SQ.FT. (105.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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CPH Property Services

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



Flat 2, 1a Holbeck Hill, Scarborough YO11 2XE  
Guide Price £250,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS

\*\*\*A STUNNING FIRST FLOOR APARTMENT which has been RECENTLY REFURBISHED TO A VERY HIGH STANDARD including a MODERN, SPACIOUS BREAKFAST KITCHEN and FEATURE LOUNGE with duel aspect windows and OPEN ASPECT VIEWS to the CLOCK TOWER and THE SEA as well as over Scarborough college playing fields to Oliver's Mount. Only a minutes walk to The Esplanade. This is NOT TO BE MISSED and EARLY VIEWING IS ADVISED, you will certainly not be disappointed\*\*\*This well appointed modern apartment has undergone a full scheme of works to not only present the property in the best possible way but also give any future owner the confidence all major works have been done and have the peace of mind of being able to move in and enjoy the setting without any works needing to be done.Occupying an enviable corner position on Scarborough's South Cliff means as well as the superb open aspect views the property provides excellent access to a wealth of amenities and attractions including a choice of schools and colleges, transport links, golf course, a choice of popular eating and dining establishments as well as being moments away from scenic walks along The Esplanade and through the Italian gardens to the sea as well as The Cleveland way and Cayton Bay to the South.The apartment briefly comprises of a spacious entrance/dining hall with convenient built in office/study area, duel aspect lounge with views over to the sea, clock tower and playing fields. Modern fitted breakfast kitchen to be proud of giving a range of units and integrated appliances. LED kick board lighting and breakfast area, again with sea and Clock Tower views. Two generous double bedrooms with built in wardrobes, a utility room, modern three piece bathroom and separate cloakroom/w/c all finished to the same high standards throughout. There is also a rear entrance hall with access to a fire escape which leads down to the garage and additional parking space in front.+++VIEWING IS A MUST to appreciate the space, setting, views and





ACCOMMODATION

COMMUNAL ENTRANCE

Entrance door with secure entry intercom system and stairs to just the first and second floor apartments.

FIRST FLOOR

Private Entrance/Dining Hall  
7'3" x 12'2"

Study Area  
9'2" x 5'3"

Lounge  
15'5" max x 18'1"

Breakfast Kitchen/Diner  
15'1" x 14'1"

Separate W.C  
7'7" x 2'11"

Utility Room  
5'3" x 8'2"

Bedroom One  
13'1" max into wardrobes x  
15'9"

Bedroom Two  
10'10" x 12'2"

Bathroom  
5'3" x 10'6"

Rear Entrance Hall  
7'7" x 4'11"

Outside

To the outside of the property is a yard and garage with additional off street parking space.

Tenure/Maintenance

We are informed by the vendor the property is Freehold and has a maintenance agreement in place which is managed by Walker Laundry with a charge of approx £1000 per annum.

Details Prepared / Ref:  
PFTL/060820



Interested? Get in touch:

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