



First Floor Flat 27 Holbeck Hill, Scarborough YO11 3BJ  
Offers In The Region Of £270,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- FIRST FLOOR TWO BEDROOM APARTMENT
- PRIVATE ENTRANCE HALL
- STUNNING SEA/CASTLE VIEWS
- JULIETTE BALCONY
- ATTRACTIVE GENEROUS GARDENS TO THE FRONT & REAR
- DRIVEWAY FOR TWO VEHICLES

This GENEROUS TWO BEDROOM FIRST FLOOR APARTMENT is offered to the market with NO ONWARD CHAIN, TWO DOUBLE BEDROOMS, an ENSUITE to the master, a DRIVEWAY and GENEROUS GARDENS to the front and rear. The property is well located on Scarborough's South Cliff, benefits from CASTLE/SEA views and is within walking distance of the esplanade and Italian Gardens.

To property has been well maintained throughout with gas central heating and double glazing. The accommodation briefly comprises of: the private entrance with stairs leading to the first floor, the main hallway with built-in cupboards, a laundry/boiler room, the snug area with bespoke designed and made sliding stained glass doors to the generous lounge with bay window and distant views to Scarborough Castle, an designer Italian bathroom with three-piece suite, the dining room with double doors leading to the Juliette balcony and an opening into the attractive kitchen with a range of integrated appliances, a double bedroom with ensuite shower room and a further double bedroom. The property benefits from a substantial fully boarded loft room with power allowing the potential for development; subject to planning permission. Externally, the property benefits from generous lawned gardens to the front and rear with block paved patio seating areas, a driveway for two vehicles and an external studio room.

Being located 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 college's, 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.

Offered with NO ONWARD CHAIN. To arrange a viewing, please contact CPH today on 01723 352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





## ACCOMMODATION

### GROUND FLOOR

Entrance

### FIRST FLOOR

Hallway

Laundry Room  
10'0" x 4'1"

Snug  
10'0" x 8'4"

Lounge  
19'4" x 14'1"

Bathroom  
7'11" x 6'0"

Dining Room  
12'5" x 7'10"

Kitchen  
14'4" x 7'10"

Bedroom 1  
14'0" x 13'6"

Bedroom 2  
14'0" x 12'0"

Ensuite  
9'7" x 3'4"

External Studio  
11'8" x 6'1"

Tenure/Maintenance  
**We have been informed by the Vendor that the property is Freehold with no restrictions. We have been made aware that there is a Deed of Covenant in place, 50/50 on an 'as and when' basis.**

External  
**The property benefits from generous lawned gardens to the front and rear with block paved patio seating areas, a gated driveway for two vehicles and an external studio room.**

Details  
**Council Tax Banding - C**

**LCAB 15092023**

**Interested? Get in touch:**

19 St.Thomas Street,  
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www.cphproperty.co.uk

**CPH**

**FIRST FLOOR**  
1148 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq. ft. (106.7 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 is made with respect to their operation or efficiency can be given.



CPH Property Services  
 19 St.Thomas Street, Scarborough YO11 1DY  
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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

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(g2 plus) A
	(g1-g1) B
	(g0-g0) C
	(f5-f8) D
	(f3-f4) E
	(f1-f3) F
	(f1-f0) G
Not energy efficient - higher running costs	
Current	70
Potential	77

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(g2 plus) A
	(g1-g1) B
	(g0-g0) C
	(f5-f8) D
	(f3-f4) E
	(f1-f3) F
	(f1-f0) G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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