



11 Holbeck Road, Scarborough YO11 2XF  
Offers In The Region Of £230,000





- Beautifully Presented Ground Floor Freehold Apartment
- Modern finish throughout with Generous Lounge and modern kitchen and Shower room appointments
- Private Landscaped rear garden With raised deck seating area
- Two Double bedrooms, added benefit of a useable cellar area
- Gas heated and Double Glazed
- Viewing is Highly Recommended to appreciate the space and finish on offer and is by appointment
- No Holiday Lets but pets are permitted

+++ We are pleased to bring to the market. This beautiful two bedroom ground floor apartment which is located in the desirable area of Holbeck Road in the popular South Cliff area of Scarborough. 'In Our Opinion', one of the finest apartments on the market, the property is in immaculate condition throughout having been lovingly upgraded and maintained by the current vendors. The apartment is light and airy throughout and offers spacious living accommodation across the ground floor with the addition of a cellar to the lower ground floor.+++

The property in brief comprises of: Entrance hall, living room, kitchen, shower room and two double bedrooms to the ground floor with cellar rooms to the lower ground floor, a private garden can be found at the rear. The property is fully double glazed and gas centrally heated via combi boiler. Parking is on street with no permit required.

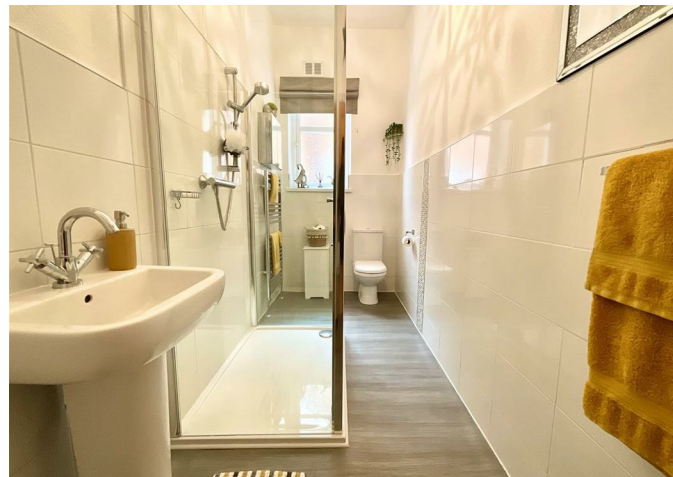
Holbeck Road is well located for access to the South Bay Beach, Italian Gardens and shops, bars and restaurant of Ramshell, it is only short walk or bus journey to the railway station and Scarborough's Town Centre. The property would make an ideal permanent home or holiday home and is ready to move straight into.

Pets are permitted but Holiday lets are not.

Viewings are highly recommended and by appointment only.







Accommodation

Communal Entrance

**Understairs** cupboard housing the meters and a private cupboard housing the **Combi**.

Entrance Hall

Lounge/ Diner  
20'8" x 13'9"

kitchen  
9'2" x 7'10"

Bedroom One  
16'8" into bay x 12'9"

Bedroom Two  
16'8" x 13'5"

Shower Room  
12'5" x 4'7"

Cellar

A great addition to the property is the cellar area underneath the apartment, with steps leading from the side access, former outside loo and storage area with door into the main cellar. The cellar is currently used to house the tumble drier, air clothes and has a workshop area and not one but two bar areas.

External

There is a gated entrance to the front of the property with a footpath which leads to the front main door. A pleasant garden greets you at the front. To the rear is a South facing garden which is a credit to the vendors, Low maintenance being mainly gravelled with mature planting, a Central seating area, a raised deck seating area which is located in front of the lounge French doors, and a path which leads to the cellar entrance.

Tenure

We are informed by our vendors That the property is Freehold with a Deed of Covenant in place which operates on a 50/50 split with the other apartment within the building.

EPC and Council Tax

**EPCD**

**Council Tax - C**

Details Prepared by/ Date

GV 18/03/24

**Interested? Get in touch:**

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**CPH**



GROUND FLOOR (NAN sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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 efficacy can be given.  
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