



**FLAT 3, 24 HOLBECK HILL, SCARBOROUGH**  
‘Offers Over’ £450,000

**Carter Jonas**

# FLAT 3, 24 HOLBECK HILL, SCARBOROUGH

Situated in one of the towns prime locations this bright and spacious home features a welcoming entrance hall that leads into a generously sized 40-foot living room, complete with dual bay windows, a feature fireplace, and access to a balcony with sea views . It also includes a modern kitchen, two double bedrooms with en suites, and a family bathroom equipped with a four-piece suite. The property has been meticulously designed with high-quality finishes, new fixtures, wood panelling, plaster mouldings, and underfloor heating in the bathrooms.

Externally, the property boasts a large private garden, two garages with electric doors, power, lighting, and water, along with an outhouse at the rear. The garden is well-maintained, providing an inviting outdoor space for relaxation and recreation. The garden also benefits from direct access to South Cliff Gardens via steps to the rear.

Located on the south side of Scarborough, the home offers convenient access to shops, restaurants, and transport links, all within a short stroll to the beach and town centre. Its prime position near the Esplanade allows for easy enjoyment of local attractions such as Scarborough's South Bay, the Italian Gardens, the Spa, golf courses, and a selection of schools and colleges.

Internal viewings are highly recommended to appreciate this exceptional property fully. Its blend of modern living in a sought-after location ensures it stands out in the market.

**AN IMPRESSIVE 2 BEDROOM APARTMENT IN ONE OF SCARBOROUGH'S MOST POPULAR LOCATIONS; STUNNING ACCOMMODATION WITH SEA VIEWS, A BALCONY AND A PRIVATE GARDEN.**

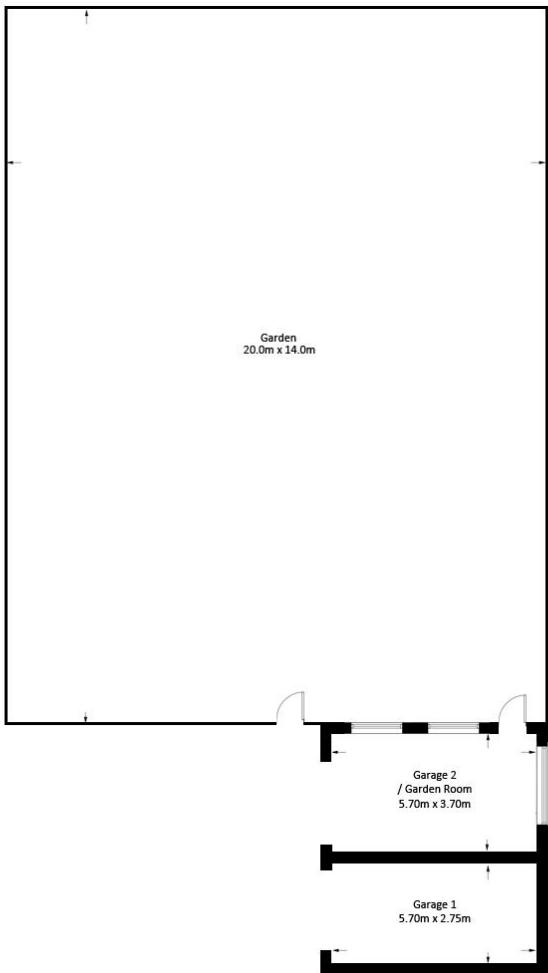


**TENURE** Freehold apartment

**EPC BAND C**

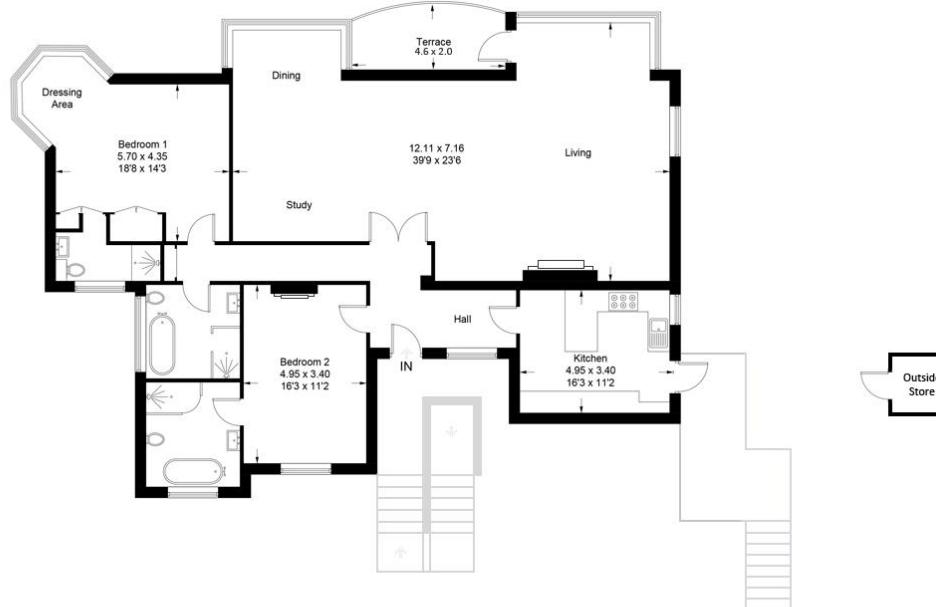






## 3 Holbeck House, 24 Holbeck Hill, Scarborough, YO11 2XD

Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID934371)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A) A			82
(B) B			69
(C) C			69
(D) D			
(E) E			
(F) F			
(G) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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### IMPORTANT INFORMATION

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Classification L2 - Business Data