

**Holbeck Hill, Scarborough**

**£190,000**



Full EPC information available on request.



- Ground floor apartment
- Garage and Driveway
- Large sitting room
- Spacious entrance hall
- Modern shower room
- 2 Double sized bedrooms
- Large rear garden
- No onward chain

Please note that under the Property Misdescriptions Act 1991 we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.

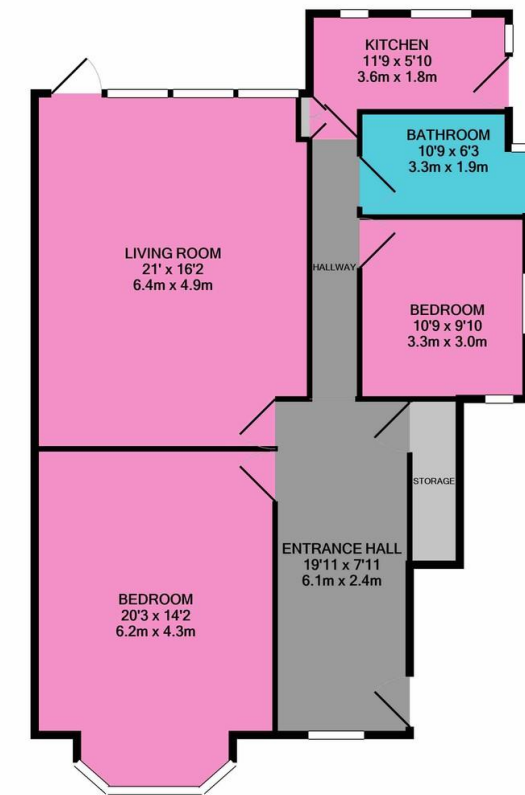




**2 BEDROOM GROUND FLOOR APARTMENT on Holbeck Hill with GARAGE, DRIVEWAY and GARDEN. No onward chain.**

The property briefly comprises a large entrance hallway currently used as a dining room leading to great sized double bedroom with feature bay window, sizeable living room with gas heater having a dark wood mantle surround and access to the rear garden. Following down the corridor leads to a second double bedroom, shower room with shower, hand basin and toilet. The kitchen to the rear of the property overlooks the stunning, mature garden and benefits from having space for washing machine, fridge freezer and standalone oven and hob.

To the outside at the front is a single garage and driveway with parking for two cars. To the rear is a great sized garden with mature borders and seating area.



TOTAL APPROX. FLOOR AREA 1076 SQ.FT. (100.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.  
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