



3 Braemar Court, Holbeck Close , YO11 2XL

Offers Around £159,950



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3 Braemar Court is an immaculate first floor, two bedroom apartment located in the peaceful and highly sought after area of Holbeck on Scarborough's South Cliff. It would make an ideal bolthole retreat.

The apartment benefits from being only a few minutes' walk from the beach and is surrounded by greenery and open views. The well maintained communal gardens are beautiful and offer space to sit outside. Inside are two large double bedrooms, a bathroom, kitchen and a large sitting room that is light and spacious; it features a cosy log burner and gable end window with sunny views of Olivers Mount. The garden is accessed via the bright kitchen porch, down some steps and past a useful garden storage shed. The property benefits from on street parking and has its own private garage. Maintenance of communal areas is managed effectively via collaboration with an established four flat in-house agreement. NO ONWARD CHAIN

- Two double bedroom, first floor apartment
- Eco Log burner
- NO CHAIN
- Sought after location
- Recently installed combi boiler
- Garage
- Stunning open views

Communal Entrance

New composite front door leading to bright entrance hall and stairs to first floor apartment.

Hallway

Airing cupboard with radiator and wooden slatted shelves. Storage cupboard. Loft access to large partly boarded loft space housing newly installed combi boiler.

Kitchen

Wooden half glazed back door leading to porch area, range of wall and base units, tiled walls, laminate flooring, integrated electric oven and hob, plumbing for washing machine and dish washer, stainless steel sink. Radiator.

Rear Porch

UPVC half glazed door leading to back stairs, outside storage shed and communal gardens. Garage just a short walk away.

Sitting room

UPVC double glazed gable end picture window and front aspect bay window. 'ECosy Snug' multifuel eco burner on slate hearth with floating wood mantle. Radiator.

Bedroom One

UPVC double glazed rear aspect window. Wardrobe. Sink unit. Radiator.

Bedroom Two

UPVC double glazed front aspect window. Radiator.

Bathroom

UPVC double glazed rear aspect window. Fully tiled walls. Laminate flooring. Large oval shaped bath. Mira eco shower unit over bath. Sink. WC. Radiator.

Exterior

Well maintained communal gardens. Storage shed. Garage. On street parking.

Location

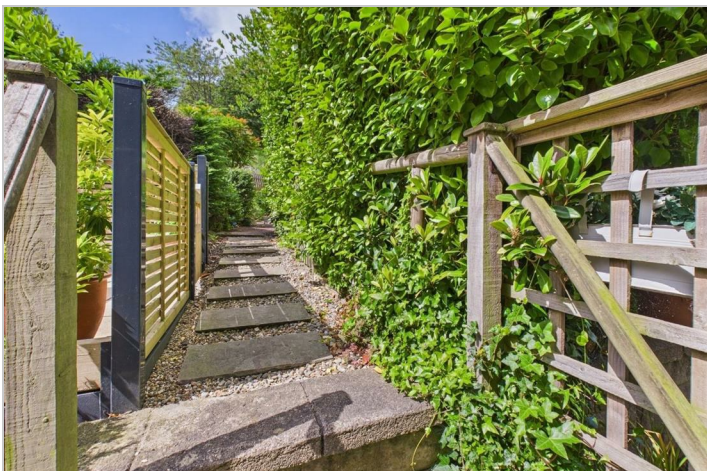
Located in the peaceful area of Holbeck on the Southside of Scarborough, just off the A165 Filey Road. Scarborough is a thriving seaside spa town with good transport links to neighbouring towns of Filey, Bridlington and Whitby as well as rail links to Malton and York. The property has excellent access to the Esplanade, Spa, Clock Tower, The Italian Gardens and

a lovely wooded walk away from South Bay. There are plenty more historic attractions, local amenities and good schools nearby.

Services

Mains gas, electric, water and drainage.

Council Tax Band B



Road Map



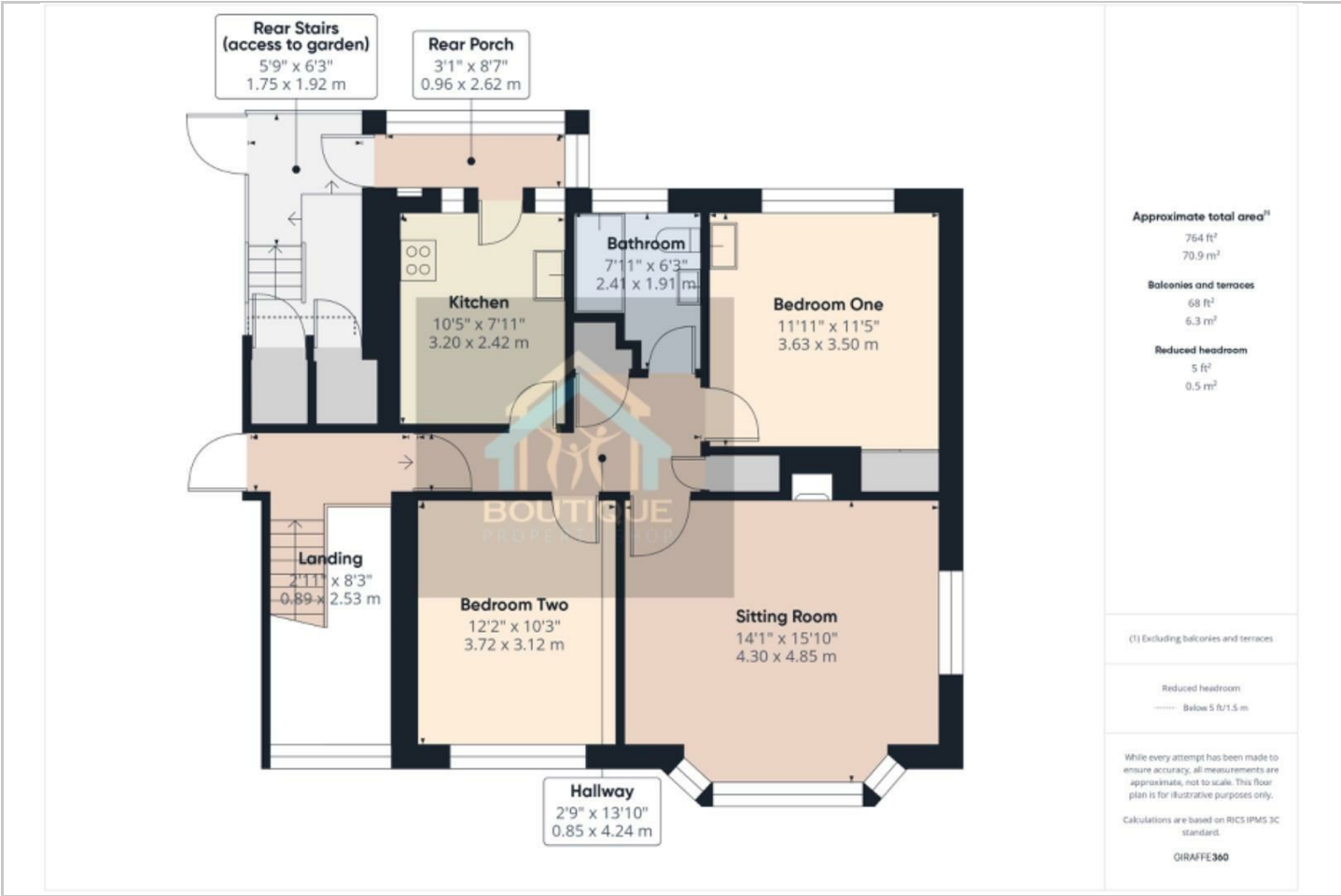
Hybrid Map



Terrain Map



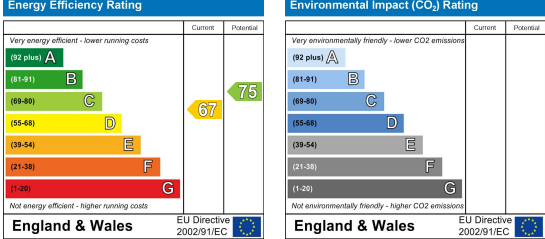
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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