

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	59
(39-54) E	56
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

Flat 2, 8 Holbeck Hill, Scarborough, YO11 2XD Guide price £225,000

Set in one of Scarborough's most sought-after residential areas, this beautifully upgraded two-bedroom apartment is located in the desirable Holbeck area of South Cliff, just a stone's throw from the Esplanade. With easy access to the South Bay, its gardens, the Spa, and the beach - plus a footbridge leading directly into the town centre - this apartment offers the perfect blend of coastal living and convenience.

Flooded with natural light, the property has been tastefully modernised throughout, including replastering, new carpets, and updated electrics, while retaining charming period features such as the original fireplace in the elegant dual-aspect lounge.

The spacious kitchen is newly fitted with a smart range of units on three sides, incorporating integrated appliances including a fridge freezer, dishwasher, washing machine, electric oven, hob, and extractor. Adjacent to the kitchen, the large entrance dining hall provides ample space for a table and chairs, creating a versatile and semi open-plan layout ideal for entertaining.

Both bedrooms are generous doubles. Bedroom One, situated to the rear, features a bay window with partial sea views and benefits from a new en suite with a contemporary two-piece suite. Bedroom Two also features a bay window and comes with a range of fitted wardrobes. The family bathroom has been newly installed and comprises a white three-piece suite, including a walk-in shower.

Additional features include gas central heating, an open outlook to the front, and partial sea views to the rear. The property allows pets, though holiday letting is not permitted, making it perfect for permanent living or a second home. A maintenance agreement is in place (approx. £800 p.a., managed by Nicholsons), and a garage is available by separate negotiation.

This is a rare opportunity to own a stylish apartment in one of Scarborough's premier locations.



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

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COMMUNAL ENTRANCE HALL

UPVC double glazed door and windows to all sides, stairs leading to the first floor landing. Storage cupboard housing the electricity meters, further storage cupboard housing the gas meters.

ENTRANCE HALL/DINING AREA

15'10" x 8'5" (4.85m x 2.58m)
Storage cupboard, access to all rooms radiator and power points.

LOUNGE

18'2" x 14'11" - (5.55m x 4.57m -)
Bay windows to the side and front aspects, ornate feature fireplace, TV point, radiator and power points.

KITCHEN

13'1" x 7'10" (4.00m x 2.40m)
Windows to the side aspects, Allendale design kitchen with two colour wall and base units with roll top work surface, sink and drainer, integrated washing machine, integrated Bosch dishwasher, integrated electric oven with four ring hob, extractor hood, integrated fridge freezer, radiator and power points.

BEDROOM ONE

14'7" x 11'7" (4.45m x 3.55m)
Bay window to the side with Sea views, fitted wardrobes, storage cupboard housing the gas combi boiler, radiator, power points, door to the rear giving access to the fire escape.

EN SUITE

Window to the rear aspect, modern white two piece suite comprising of low flush WC, vanity wash hand basin, chrome heated towel rail.

BEDROOM 2

16'8" x 10'5" (5.10m x 3.18m)
Bay window to the front, window to the side aspect, aspect, fitted wardrobes, radiator and power points.

BATHROOM

Window to the side aspect, modern white three piece suite comprising of low flush WC, vanity wash hand basin, walk in level double shower, radiator.

FIRE ESCAPE

Fire Escape to the rear aspect, WITH AMPLE SPACE FOR TABLE AND CHAIRS TO ENJOY THE SEA VIEWS.

GARDEN

Mature and well established garden to the side with lawn area and mature bush and flower borders.

GARAGE

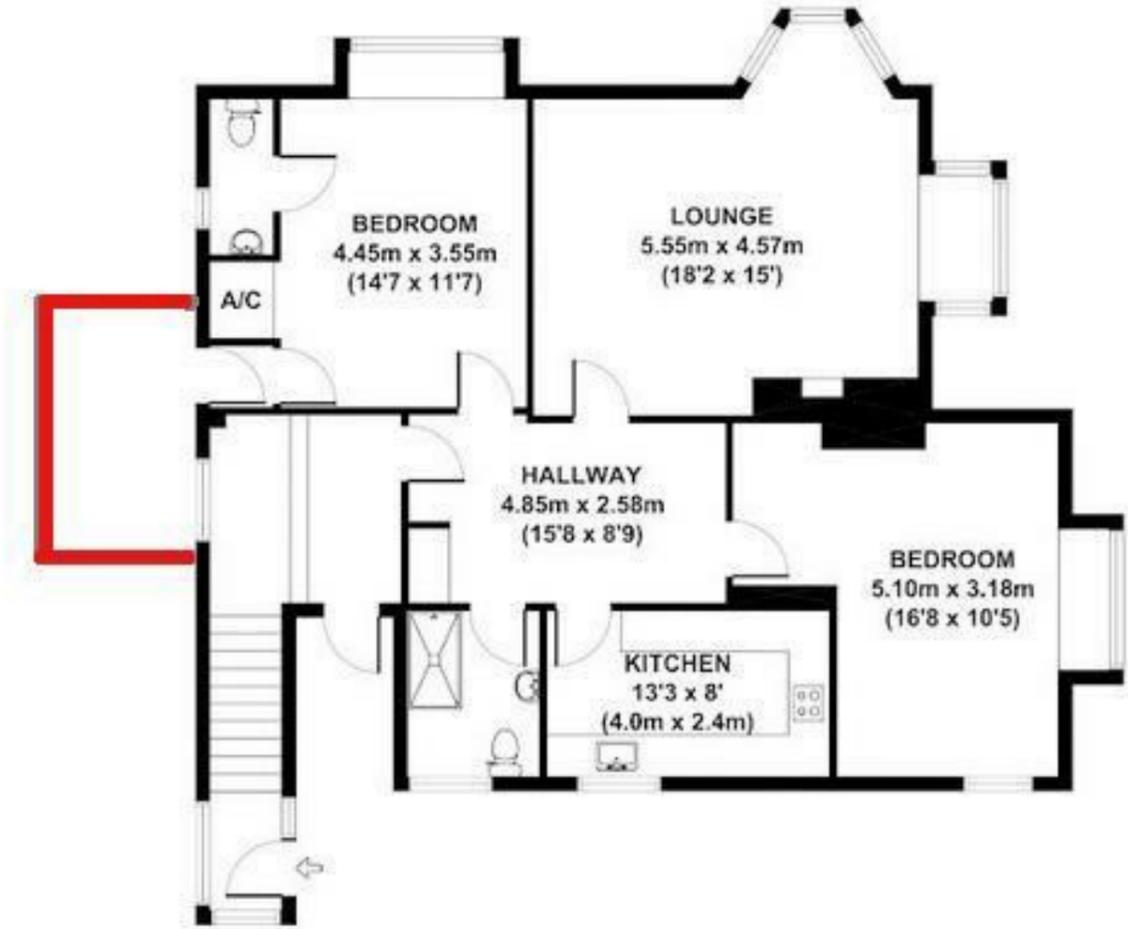
GARAGE AVAIBLE BY SEPARATE NEGOTIATION
Brick built with up and over door, power points and light.

MAINTENANCE AGREEMENT

Maintenance Agreement c.£800 p.a. administered by Nicholsons. VERY WELL MAINTAINED BUILDING, HAVING RECENTLY HAD A NEW ROOF , NEW HANGING TILES AND EXTERIOR PAINTING (currently underway)

EPC BAND D

COUNCIL TAX BAND C



HOLBECK HILL

APPROX. GROSS INTERNAL FLOOR AREA 112 SQ M / 1206 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given