

TOP Floor Flat, 8 Holbeck Hill, Scarborough
Offers Over £90,000



**TWO B/R SECOND FLOOR APARTMENT SOUTH CLIFF~~SEA
VIEWS~~LOUNGE, SEPARATE KITCHEN, FAMILY BATHROOM~~NEW
ROOF 2005~~NEW BOILER 2019~~DOUBLE GLAZING/CENTRAL
HEATING~~ALL CERTIFICATES CURRENT FOR RENTING~~HARDWIRED
SMOKE ALARMS, FIRE ESCAPE~~NO ONWARD CHAIN.**

Communal Entrance Hall

UPVC double glazed windows and door to the front aspect, stairs to the first floor landing with access to the middle flat, storage cupboard housing the fuse box and gas meters for the middle and top flat. Door and stairs leading to the second floor where the top flat is located.

Entrance Hall

Velux to the side aspect, radiator.

Lounge 4.50m x 3.00m - 14'9" x 9'10"

UPVC double glazed window to the rear and side aspects with sea views, UPVC double glazed door to the rear aspect giving access to the fire escape balcony. TV point, telephone point, radiator and power points. Door to the side giving access to bedroom two, guest room/dining room.

Guest Room / Dining Room 4.20m x 1.80m - 13'9" x 5'11"

UPVC double glazed window to the side aspect with sea views, double fitted wardrobes, radiator and power points.

Kitchen

Window to the rear aspect with sea views, range of wall and base units with roll top work surface, stainless steel sink and drainer, space for washing machine, space for oven, space for under the counter fridge freezer, ideal gas combi boiler installed 2019, power points.

Bedroom One 4.10m x 1.90m - 13'5" x 6'3"

UPVC double glazed window to the side aspect, single fitted wardrobe, radiator and power points.

Bathroom 2.40m x 1.40m - 7'10" x 4'7"

Coloured two piece suite comprising of wash hand basin, panel enclosed bath with shower over, extractor fan.

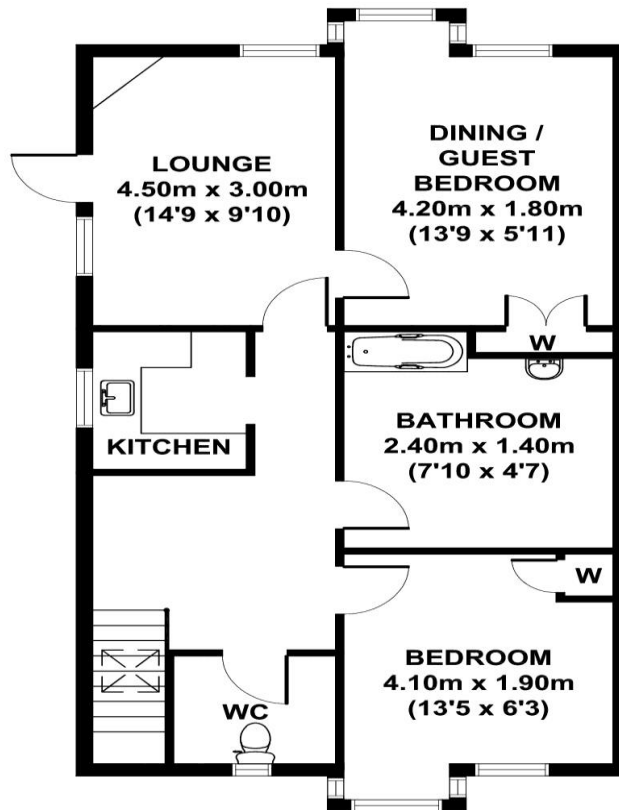
WC

UPVC double glazed window to the front aspect, low flush WC, over the stairs storage cupboard.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Floor Plan



TOP FLAT

APPROX. GROSS INTERNAL FLOOR AREA 77 SQ M / 829 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