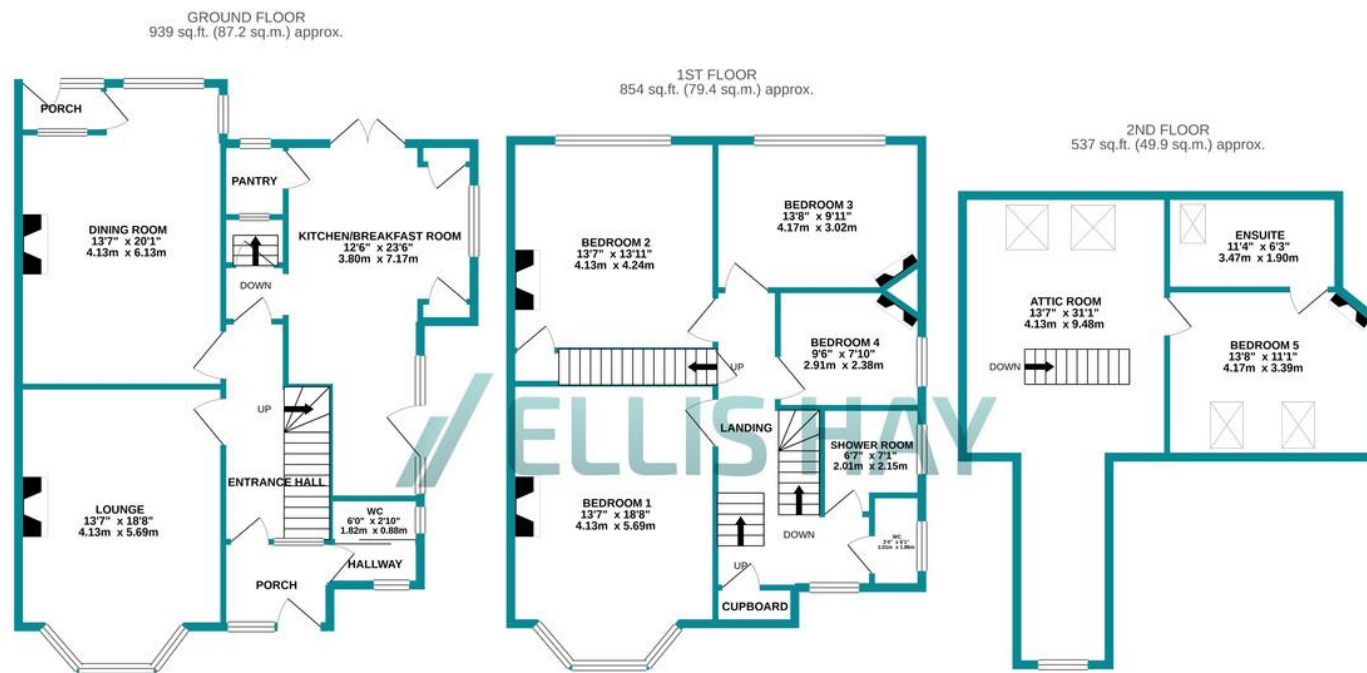


# ELLIS HAY FOR SALE

Sales | Lettings | Management



TOTAL FLOOR AREA : 2330 sq.ft. (216.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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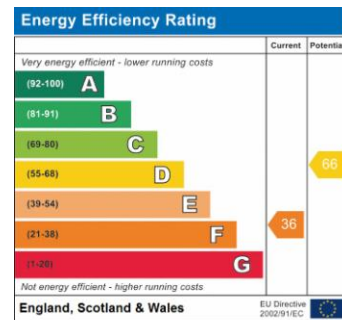
Tenure  
Freehold

Council Tax Band  
E

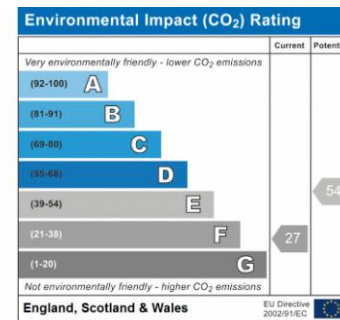
Viewing Arrangements  
Strictly by appointment

Contact Details  
14 Aberdeen Walk  
Scarborough  
North Yorkshire  
YO11 1XP

www.ellishay.co.uk  
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01723 350077



Scan the QR code with your camera for link to the property on our website.



Disclaimer: Ellis Hay strive to provide accurate sales particulars for our customers, however no responsibility can be held for inaccuracy or error and our measurements are approximate. Although we have inspected the property, no fittings, services or appliances have been tested by ourselves either within or outside the building, and we would advise obtaining verification from a solicitor or surveyor. If travelling a considerable distance please contact us if there is a particular aspect of the property you would like confirming.

Holbeck Hill  
Scarborough, YO11 2XE

Guide Price £375,000

14 Aberdeen Walk  
Scarborough  
North Yorkshire  
YO11 1XP

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We are delighted to bring to the market this large and delightfully presented semi-detached house situated on Holbeck Hill, close to the South Cliff area and all the local amenities close by. With generously proportioned accommodation the property briefly comprises of entrance porch and hallway, lounge, dining room which leads to the patio and garden, dining kitchen and basement. The first floor has 3 double bedrooms, single bedroom, shower room and separate WC. On third floor, there is a master suite with living area, bedroom and en-suite bathroom. The property benefits from many charming period features, a large enclosed rear garden and separate gated off road parking. In our opinion, this is a particularly appealing period property in a sought after area and should be viewing at the earliest opportunity.



**ENSUITE**

With white three piece suite

**OUTSIDE**

Patio area leading to large lawned garden with flowerbeds planted mainly with shrubs.

**DIRECTIONS**

From the train station, proceed across Valley Bridge and onto Ramshill Road. Proceed left onto West Street and continue straight on to Holbeck Hill, the property is on the right.

- 5 Bedroom Semi Detached House
- Popular South Side Location
- 2 Large Reception Rooms
- Dining Kitchen
- Master suite with Living space.

**Property Description**

**FRONT GARDEN**

Mainly paved with some shrubs, tarmac driveway leading to garage

**ENTRANCE**

Leading to porch with cloakroom and WC

**HALLWAY**

With radiator

**DINING ROOM**

With parquet edge floor, bay window overlooking front, gas fire in original tiled fireplace and radiator

**LOUNGE**

Large window overlooking the rear with porch leading to garden, gas fire in original tiled fireplace, TV point

**DINING / KITCHEN**

With a range of wall and base units, stainless steel sink, plumbing for auto washing machine, tiled floor, windows to side, patio doors to rear, granite style sink and drainer, pantry and breakfast bar, ample room for dining table and chairs

**STAIRS**

To half landing with storage cupboard.

**BATHROOM**

With walk-in shower, separate WC, wash basin

**STAIRS**

Leading to

**BEDROOM ONE**

Double bedroom with bay window overlooking the front with two radiators and fireplace

**BEDROOM TWO**

Single bedroom with window overlooking the side, fireplace and radiator

**BEDROOM THREE**

Double bedroom with window overlooking the rear, fireplace and radiator

**BEDROOM FOUR**

Double bedroom with window overlooking the rear, fireplace and radiator

**DOOR TO STAIRS**

Leading to

**LARGE ATTIC ROOM**

With windows overlooking front and two velux style windows to rear

**BEDROOM FIVE**

Double bedroom with velux style window overlooking front and window overlooking the side, fireplace and radiator

