



## HOLBECK MEWS, YO11 2YQ

A two bedroom second floor apartment in a purpose built over 55's complex with sea views and balcony. Timber double glazed windows, night store heaters and 24 hour call system and car parking facilities.

Price for leasehold £99,950  
(120 years from 1989)



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## HOLBECK MEWS, SCARBOROUGH

**A two bedroom purpose built second floor apartment in this popular block for the over 55's. Situated on the south side of Scarborough this apartment enjoys sea views from both bedrooms, the lounge and in addition from the railed balcony. The property has undergone a recent scheme of modernisation including modern kitchen with integral appliances, recently fitted shower suite and neutral décor. The building has an emergency 24 hour call system, drying room facilities, security entry system and car parking.**

***DIRECTIONS: Leave the town centre over Valley Bridge and continue onto Filey Road, Holbeck Mews is on the left on the corner with Seacliffe Road.***

ENTRANCE VESTIBULE Glazed outer doors.

ENTRANCE HALL Glazed inner door with entry phone system, lift and stairs to upper floors.

### SECOND FLOOR

#### LANDING

#### THE APARTMENT

HALLWAY Coved ceiling, walk-in shelved airing cupboard housing hot water cylinder and rcd unit, night storage heater.

LOUNGE (19'3" into recess x 10' max into recess) Coved ceiling, three wall lights, television point, telephone point, timber double glazed window with sea view, night storage heater, UPVC door to railed balcony overlooking the rear and sea views.

KITCHEN (9'9" x 5'6") Modern light wood effect fronted base and wall cupboards and drawers, under unit lighting, complimenting work tops, modern tiled splash back, stainless steel sink and drainer, halogen hob with extractor over, electric oven and grill, integral fridge.

BEDROOM 1 (12' x 8'9") Coved ceiling, television point, timber double glazed window with sea views, electric night storage heater.

BEDROOM 2 (8'9" x 7') Coved ceiling, timber double glazed window with sea view, electric panel heater.

MODERN SHOWER ROOM Glazed corner shower stall with mixer shower, modern wall tiling, white wc and wash hand basin, extractor fan, electric heater.

### OUTSIDE

Maintained gardens, mainly lawned, parking for residents and visitors.

MAINTENANCE Approximately £113 per month.

VIEWING By appointment through this office.

MEASUREMENTS Measurements are only very approximate and their accuracy is no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpets or furnishings.

### IMPORTANT NOTE TO PROSPECTIVE PURCHASERS

Conditions of receiving Jacksons Property Service particulars. We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract of sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document, & Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are, give notice that (a) these particulars are prepared for the convenience of an intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries & inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representation of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) the vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.