



NORMANTON RISE, 2 HOLBECK HILL, YO11 2XD

Two bedroom second floor flat with coastline views, close to Esplanade, UPVC windows, gas central heating to radiators, bus route, Ramshill shopping centre a short bus ride away.

Price for leasehold £127,000



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www.jacksonspropertyservice.co.uk

**NORMANTON RISE, 2 HOLBECK HILL,
SCARBOROUGH**

Very smart refurbished and improved two bedroom second floor flat with delightful views, some seaward, some over school playing fields. Recently replaced kitchen to include integral appliances, also refitted modern bathroom suite. Fresh décor throughout. UPVC windows and gas central heating to radiators, communal gardens, bus route. A short stroll to our famous Esplanade with coastline and seaward views.

DIRECTIONS: *Go over Valley Bridge onto South Cliff, Bear left up West Street, continue onto Holbeck hill. This building is immediately on the left, on the corner of the junction with Belvedere Road.*

SECOND FLOOR

LANDING

FLAT

ENTRANCE HALL Coved ceiling, cloaks rack.

CENTRAL HALL Built in cloaks cupboard, built in airing cupboard.

LOUNGE (13' x 10'9") Coved ceiling, dual aspect windows, one oriel window with views over playing fields further view down Belvedere Place arch to

ADJACENT KITCHEN (12'9" x 5'9") Work tops, base units, wall cupboards, concealed lighting under in corner, inset hob, extractor over, wall tiling, stainless steel sink unit, eye level oven and grill, integral dishwasher and washer/dryer machine.

BEDROOM 1 (11'6" x 10') Coved ceiling, dual aspect windows one view down Belvedere Place and over rooftops, side window view over Esplanade through the trees to the sea beyond, radiator.

BEDROOM 2 (11'3" x 6'6") Coved ceiling, radiator, Esplanade and coastal view.

BATHROOM Three piece suite in white comprising bath, hand basin, wc, shower attachment to bath, side splash screen, wall tiling, electric light over, hand basin with wall mirror, radiator.

OUTSIDE

Communal garden. Our famous Esplanade with sea and coastal views a short stroll away.

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.

