



## Falsgrave Road, Scarborough

- First Floor Apartment
- Kitchen and Living Room
- One Shower Room and WC
- Town Location
- One Bedroom
- Council Tax: A

**Asking Price £69,999**



**Tenure: Freehold**

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HERE TO GET *you* THERE

# Falsgrave Road, Scarborough

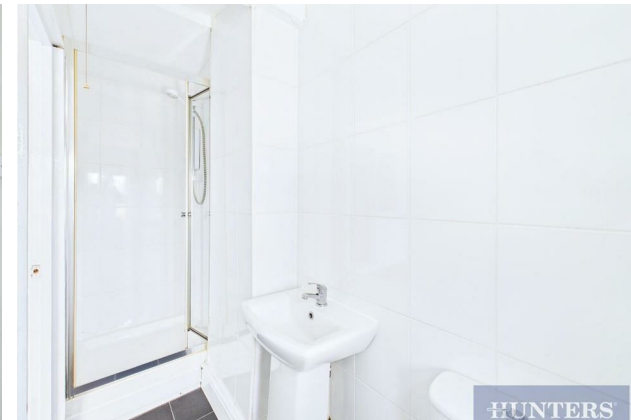
## DESCRIPTION

Welcome to this charming apartment, offering a perfect blend of comfort and convenience, complete with a share of the freehold. Ideal for individuals or couples, this property features a well-equipped kitchen, a separate living room, one spacious bedroom, one occasional room, one bathroom, and a separate WC.

The kitchen is thoughtfully designed for ease of meal preparation, while the separate living room provides a cosy space for relaxation and entertaining. The bedroom serves as a peaceful retreat, offering comfort at the end of your day. The shower room is modern, and the separate WC adds extra practicality.

Located in a vibrant area of Scarborough, this apartment benefits from easy access to a variety of local amenities, including shops, cafes, and parks, all just a short stroll away. Public transport links are also within close reach, making it an excellent choice for those who commute or wish to explore the stunning coastal surroundings.

This apartment is not just a place to live; it is a chance to embrace a lifestyle in one of Yorkshire's most beloved seaside towns. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Do not miss the opportunity to make this charming apartment your new home.







Council Tax: A

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>	44	(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

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