



33 Falsgrave Road, Scarborough YO12 5EA
Offers In The Region Of £380,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- EXCEPTIONALLY PRESENTED FOUR BEDROOM PLUS ATTIC ROOM FAMILY HOME OR GUEST HOUSE IN CENTRAL LOCATION
- WELL COMPRISED OVER THREE FLOORS
- GENEROUS LIVING ACCOMMODATION
- LOW-MAINTENANCE LANDSCAPED REAR GARDEN
- POPULAR FALSGRAVE LOCATION
- CURRENTLY TAKING SOME GUEST HOUSE BOOKINGS SO WILL APPEAL TO BOTH BUSINESS AND RESIDENTIAL BUYERS

'THE OLD SURGERY' IS A GRADE 2 LISTED, WELL PRESENTED FOUR BEDROOM FAMILY HOME OR GUEST HOUSE/ HOLIDAY LET which provides SUBSTANTIAL LIVING ACCOMMODATION over THREE FLOORS with an OCCASSIONAL ATTIC BEDROOM, CELLAR/WORKSHOP/UTILITY, TWO RECEPTION ROOMS, SEPARATE WC & SHOWER ROOM and a REAR GARDEN.

'In our opinion' the property is presented to an HIGH STANDARD throughout and occupies a popular FALSGRAVE location This Grade II listed building has undergone a scheme of cosmetic updating, albeit retaining characterful features and is presented to a high decorative standard by the current vendors and benefits from gas central heating and characterful features throughout. The property comprises on the ground floor; entrance vestibule/hall with stairs to the first floor, lower level modern shower room, a light and airy bow fronted lounge with a fire and an open plan dining room with further opening to the kitchen and utility. From the hallway lies a door providing stairs to the basement level where a generous cellar/workshop/utility lies which has both lighting and plumbing. To the first floor of the property lies a landing with further stairs to the second floor, a bow fronted master bedroom/further sitting room with a fire, a double bedroom with built-in storage. Furthermore, to the second floor lies a landing with stairs to the attic level, two double bedrooms and a white three-piece bathroom suite. To the attic lies an occasional bedroom/hobbies room. Externally, the property benefits from a rear landscaped garden, enclosed by fenced boundaries with gated access to the rear.

Being located in the Falsgrave area, the house affords excellent access to an abundance of amenities nearby including local shops, supermarket, train station, doctors surgery, Falsgrave Park, 24 hr garage, popular junior school, a choice of popular drinking and eating establishments as well as being within close proximity to Scarborough town centre itself. The property must be viewed in order to appreciate the space and finish.





ACCOMMODATION:

Bedroom Two
13'1" x 11'9"

LOWER GROUND FLOOR

SECOND FLOOR

Basement
11'5" x 11'1"

Landing
15'5" x 6'10" max

GROUND FLOOR

Entrance Porch
5'10" x 3'11"

Bedroom Three
14'1" x 11'5"

Entrance Hall
22'3" x 5'10"

Bedroom Four
11'9" x 11'5"

Lounge/Diner
26'6" x 12'5"

Bathroom
10'5" x 6'10"

Kitchen
13'1" max x 12'5"

ATTIC LEVEL

Utility
5'2" x 5'2"

Bedroom Five
17'8" max x 12'1"

Shower Room
6'10" x 6'10"

Council Tax and EPC
Council tax band D
EPC E

FIRST FLOOR

Tenure
The property is freehold

Landing
11'9" x 5'10"

Details Prepared
GV/14/02/24

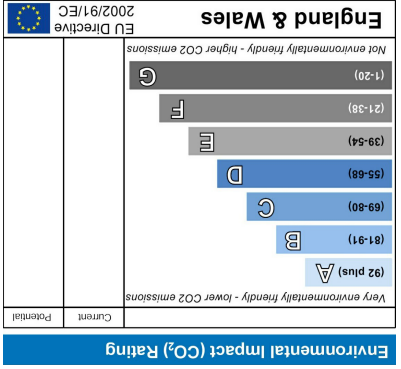
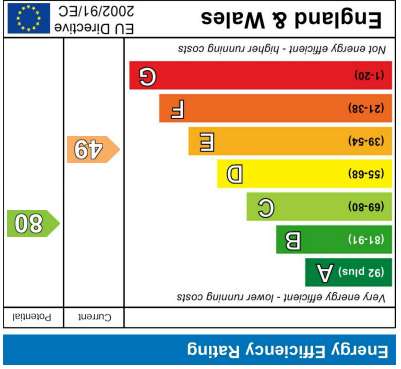
Bedroom One
18'0" x 13'9"

Interested? Get in touch:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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