



colin ellis

**Falsgrave Road,
Scarborough, YO12 5EY**

Located close to the local amenities of Falsgrave this FIRST FLOOR TWO BEDROOM FLAT benefits from a recently installed GAS CENTRAL HEATING system, double glazed windows and a garden. Only a short walk to the Railway Station this flat would suit a number of buyers and comes with NO ONWARD CHAIN. Viewing is highly recommended.

Guide Price £95,000

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ENTRANCE

Private entrance into hallway and stairs to first floor landing.

FIRST FLOOR LANDING

Loft access, radiator and ceiling light.

LIVING ROOM

5.48 x 3.64 (17'11" x 11'11")

uPVC double glazed window, radiator, ceiling light and gas fire with surround.

KITCHEN

2.41 x 2.22 (7'10" x 7'3")

uPVC double glazed window, cupboards and drawers, stainless steel sink, cupboard housing combie boiler, radiator and ceiling light.

BEDROOM ONE

4.95 x 3.30 (16'2" x 10'9")

uPVC double glazed window, radiator, ceiling light and built in wardrobe.

BEDROOM TWO

3.88 x 2.57 (12'8" x 8'5")

uPVC double glazed window, radiator and ceiling light.

BATHROOM

1.66 x 1.39 (5'5" x 4'6")

uPVC double glazed frosted window, hand basin, bath, radiator, ceiling light and part tiled walls.

WC

1.56 x 0.93 (5'1" x 3'0")

WC, uPVC double glazed frosted window and ceiling light.

OUTSIDE

To the front is a pathway and garden belonging to this property. To the rear is a storage shed.

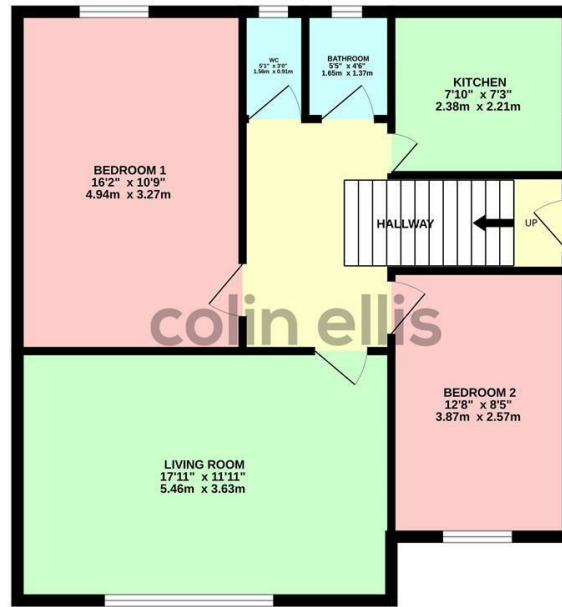
TENURE



The vendor has informed us that the property is freehold with a deed of covenant in place.



FIRST FLOOR



While every effort 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 or omission in the 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Falsgrave Road - 18008730
Council Tax Band - A
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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