

Online Auction

Thursday 17th December 2026

Flat 2, 7 West Park Terrace, Falsgrave Road, Scarborough, North Yorkshire, YO12 5BD

Sanderson Weatherall

Long leasehold lower ground floor one bedroom self-contained flat – Vacant possession

- Guide Price: £35,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- Long leasehold lower ground floor self-contained flat
- Bedroom, reception / kitchen, shower room/wc
- Close to amenities and transport facilities
- Vacant possession





Location

Situated in the coastal town of Scarborough, on Falsgrave Road close to the junction with Seamer Road. Public transport includes Scarborough railway station Transpennine Express and Northern networks) providing access to Manchester, Sheffield, Hull & York, along with local bus routes. Shopping amenities can be found in the centre of Scarborough which has many local shops, bars and restaurants, all within easy reach. Recreation facilities are at Scarborough's beach.

Description

The property comprises a lower ground floor self-contained flat, with separate access.

Accommodation

Lower ground floor

Bedroom
Reception / kitchen
Shower room/wc

Lease

Held on a lease for a term of 125 years from 1/8/1991 (thus having approximately 90 years unexpired)





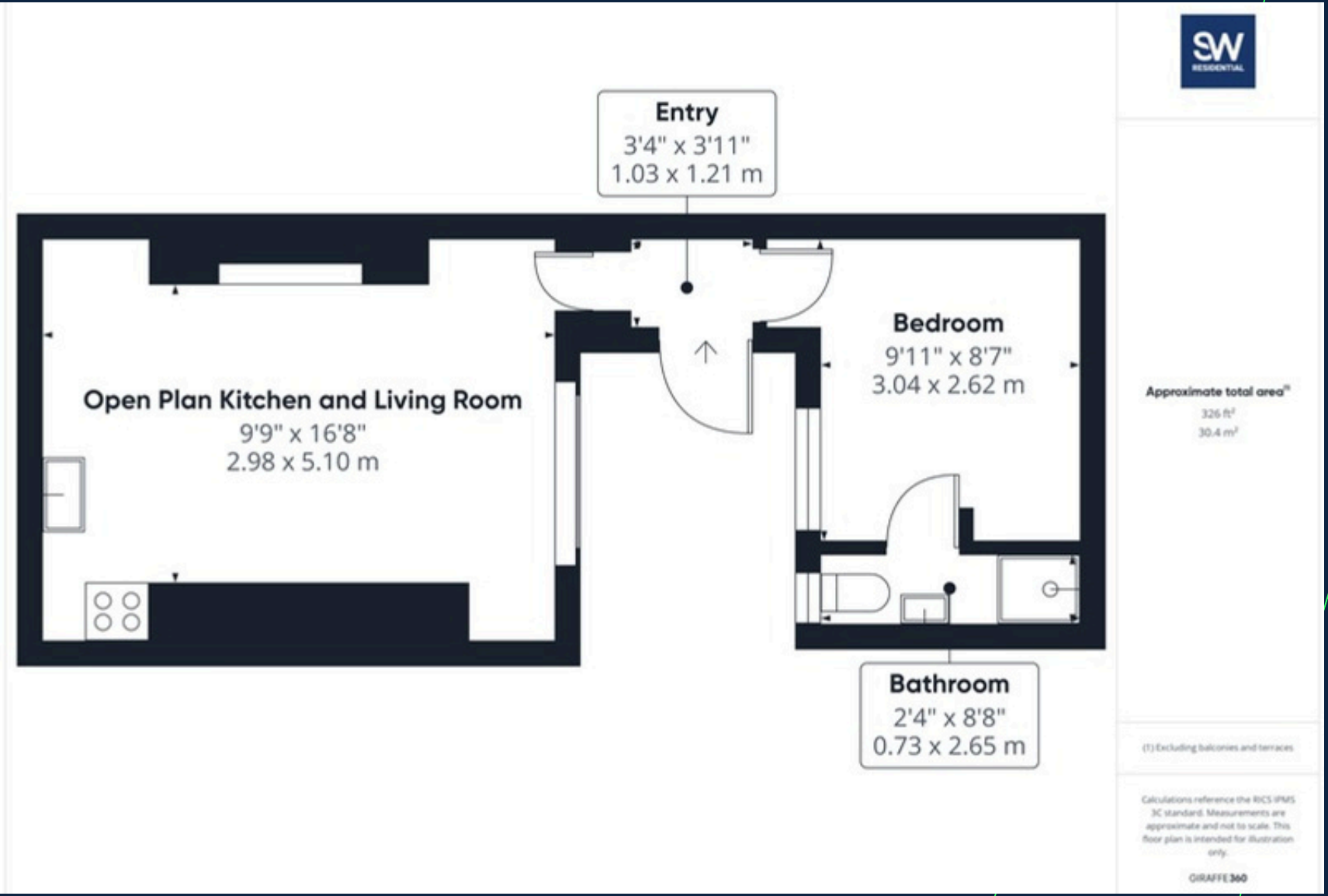








Floor Plan


Entry
3'4" x 3'11"
1.03 x 1.21 m
Open Plan Kitchen and Living Room
9'9" x 16'8"
2.98 x 5.10 m
Bedroom
9'11" x 8'7"
3.04 x 2.62 m
Bathroom
2'4" x 8'8"
0.73 x 2.65 m
Approximate total area(1)
326 ft²
30.4 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

Guide Price
£35,000

Tenure
Leasehold

EPC
Rating - E

Council Tax
Band - A

VAT
VAT is not applicable to this lot

Seller's Solicitor
Chadwick Lawrence LLP
Michelle Myers | 01943 889939 | michellemyers@chadlaw.co.uk

Sanderson Weatherall

Contact: 020 7851 2100
Website: www.swpropertyauctions.co.uk

Dominic Smith MNAVA
Tel: 07770 754424
Email: dominic.smith@sw.co.uk



Diana Warr
Tel: 07887 557349
Email: diana.warr@sw.co.uk



sw.co.uk

Certified B Corporation

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLPRegistered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

Dated - 23/11/2026