



72-74 Falsgrave Road

Scarborough, YO12 5AZ

Guide Price £69,950

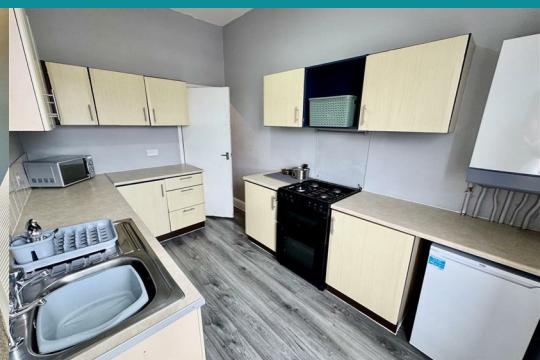


A well-presented one-bedroom flat located on Falsgrave, ideally positioned close to a wide range of local amenities, shops, cafés, supermarkets, and excellent transport links.

The accommodation comprises a bright and spacious lounge, a fitted kitchen, one double bedroom with the added benefit of an en-suite shower room, creating a practical and comfortable living space. The property also benefits from gas central heating and is presented in good order throughout.

This attractive flat would be ideal for a first-time buyer, someone looking to downsize, or as a buy-to-let investment, offering a convenient location and well-maintained accommodation close to everything Falsgrave has to offer.

Contact our friendly sales team on 01723 350077 to arrange your viewing.



Front Entrance

Leading into communal area, take stairs to second floor.

Hallway

With access to all rooms, the hallway has some storage space, wall mounted thermostat, radiator, overhead light, carpet, smoke alarm and electrical consumer unit.

Lounge

Large lounge space with uPVC window overlooking Falsgrave Road. With spacious storage cupboard, "blank" fireplace, overhead light, carpet and radiator. Currently used as bedroom

Bedroom

Large bedroom with en-suite bathroom. Also includes basin with storage below, rear aspect uPVC window, overhead light, carpet and radiator. Currently used as Lounge.

En Suite

With matching W.C and bath with electric shower over. Tiled walls throughout with linoleum flooring. radiator, overhead light and extraction unit.

Kitchen

Spacious kitchen with a range of wall and base units. Space for washing machine, oven and fridge/freezer. Stainless steel sink with tiled splashbacks, radiator, carpet, overhead light, uPVC window overlooking the front and recently fitted combi boiler (service every year since installation).

Tenure

The property has a 125year lease with 88 years remaining.

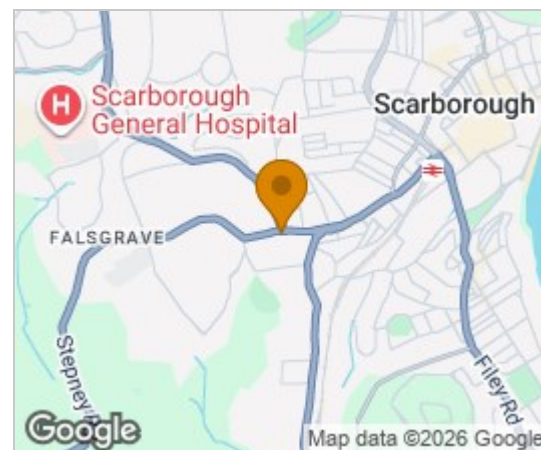
Maintenance

The Maintenance is with Ellis Hay Management and fees for the half year from July to December will be £600.

HMRC

If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.

Area Map

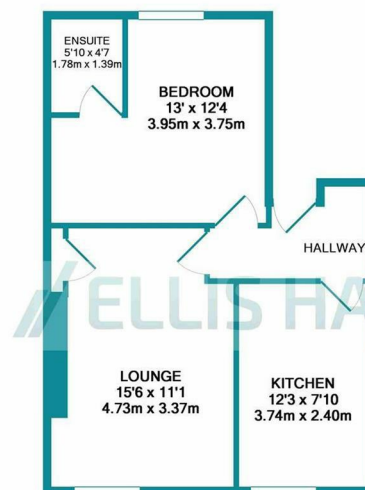


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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	

Council Tax Band: A

Tenure: Leasehold



TOTAL APPROX. FLOOR AREA 456 SQ.FT. (42.4 SQ.M.)

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