



## Flat 5 7, West Park Terrace Falsgrave Road

Scarborough, YO12 5BD

Best Offers Over £60,000







## Description

**\*Investment Opportunity\* POTENTIAL 9% GROSS YEILD\***  
Nestled on the charming Falsgrave Road in Scarborough, this delightful first-floor flat from the 1950s offers a cosy retreat with a touch of vintage charm. Boasting a generous 652 sq ft of space, this one-bedroom property is perfectly situated near local amenities, ensuring convenience at your doorstep.

Whether you're looking for a new home with vacant possession or an investment opportunity with a tenant already in place, this flat caters to your needs. The property's potential rental yield of 9% gross makes it a lucrative option for those seeking to expand their investment portfolio.

Step inside to discover a spacious double bedroom, a comfortable living area, and a convenient shower room, providing all the essentials for modern living. With its prime location and investment potential, this flat on Falsgrave Road is a hidden gem waiting to be explored. Don't miss out on the opportunity to make this property your own!

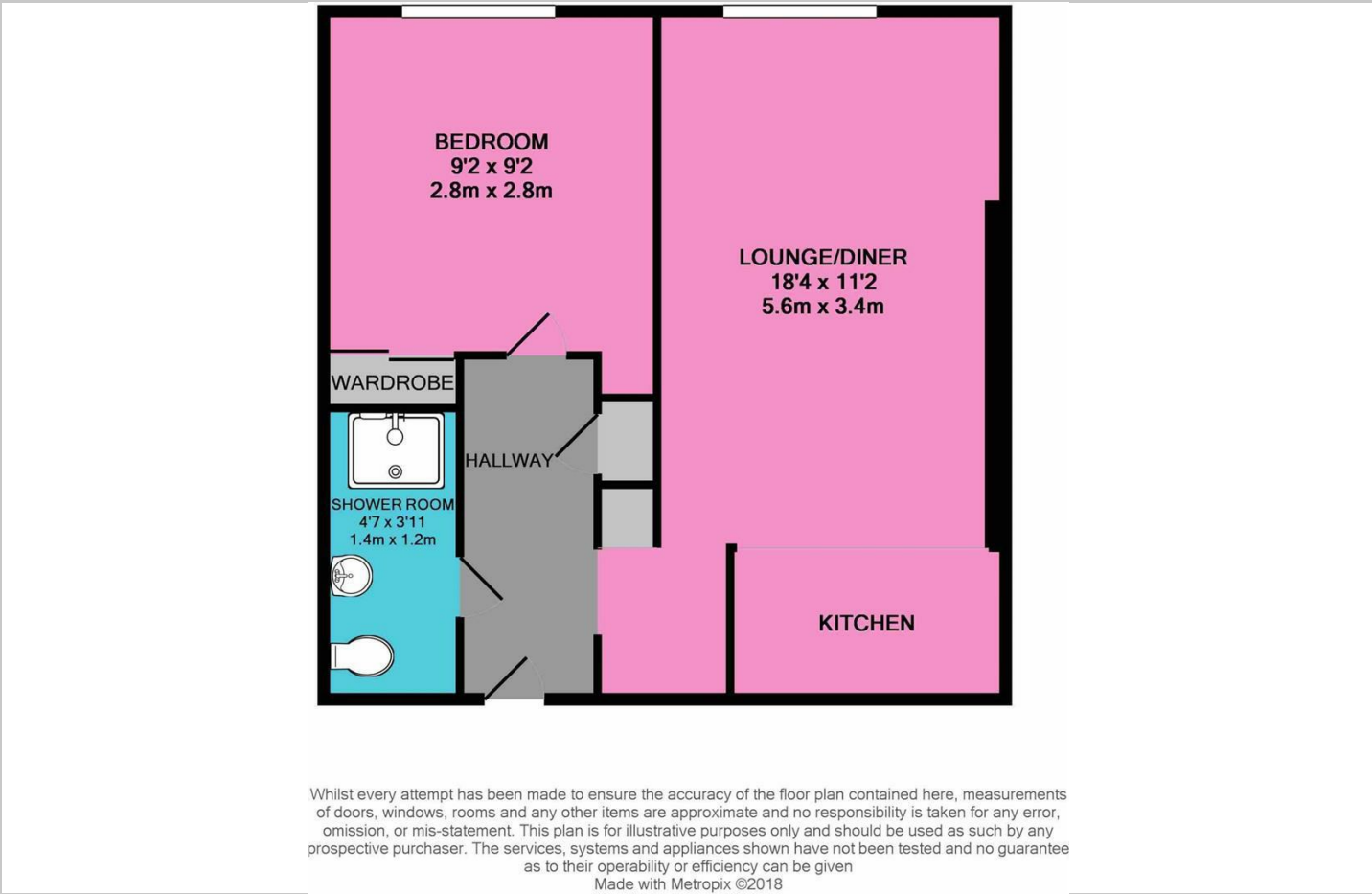
- Leasehold Apartment
- First floor
- Train Station and Bus Routes close by
- Excellent Current Gross Yield of 9%
- Close to Falsgrave with shops and public houses



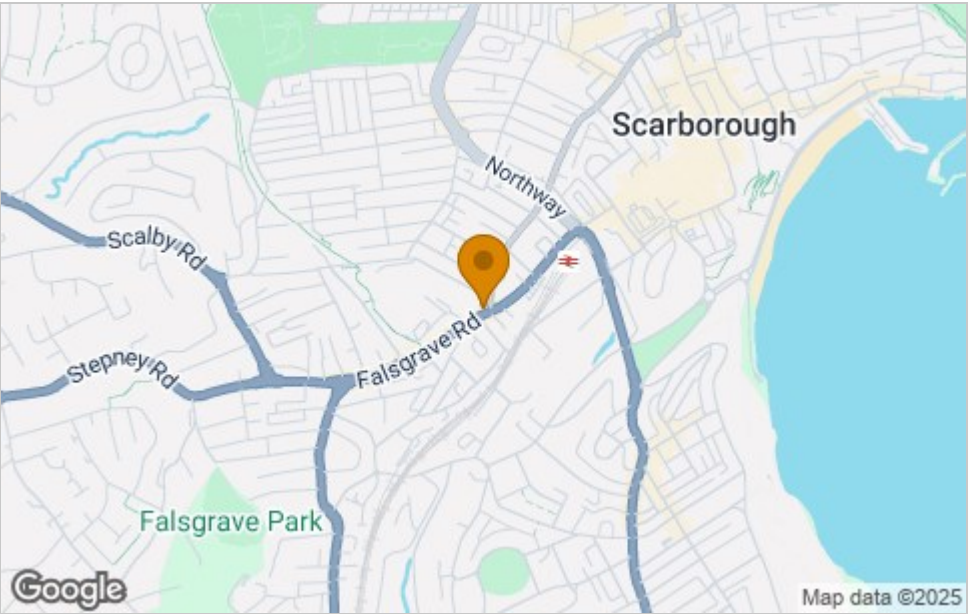




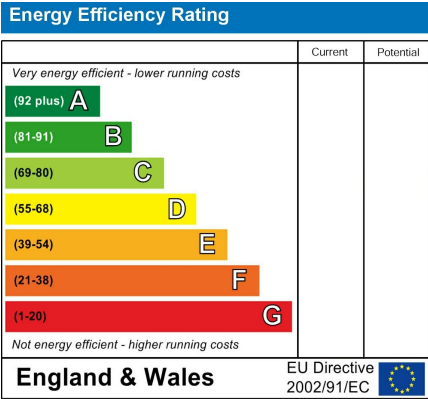
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Scarborough Office on 01723 330077 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.