



16. Falcon Avenue, Scarborough, YO12 4UG

Guide Price £199,950

- Three-bedrooms
- Private rear courtyard
- Bright and neutral décor
- Two bathrooms
- Garage included
- On a quiet residential street
- Kitchen with practical layout
- Ideal for families
- Close to local Schools

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Spacious, stylish, and superbly located – this three-bedroom terraced home on Falcon Avenue offers generous living space, a private courtyard, and a garage, all just minutes from Scarborough’s stunning coastline and vibrant town centre. With two bathrooms, a large lounge, and excellent local amenities nearby, this is coastal living with comfort and convenience in perfect balance.



Council Tax Band: C



Situated in a well-established residential area of Scarborough, this attractive three-bedroom mid-terrace home offers spacious and well-presented accommodation ideal for families, first-time buyers, or downsizers seeking convenience and comfort.

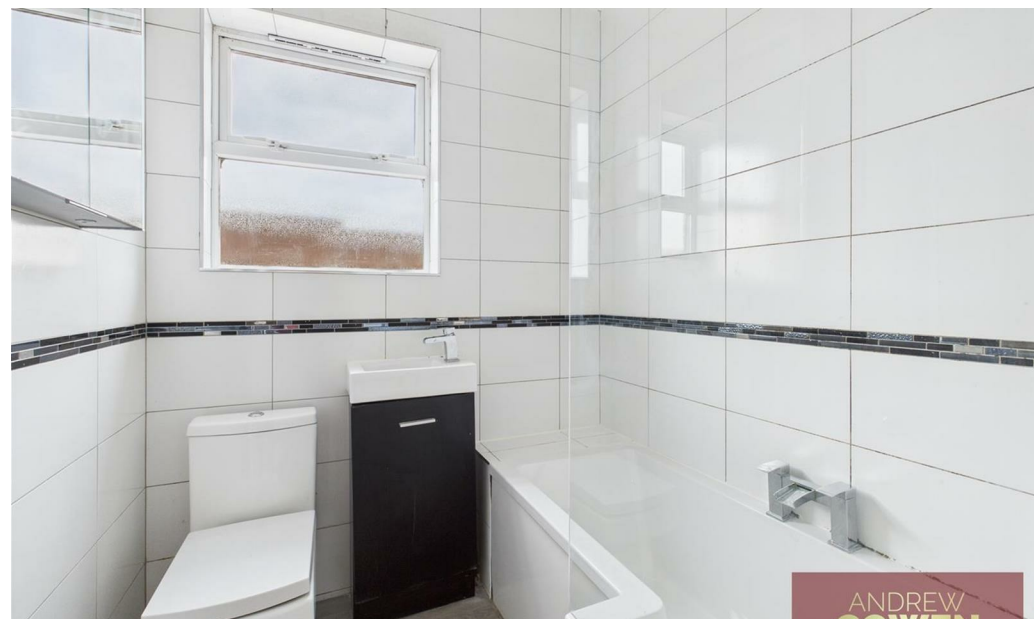
Constructed of traditional brick under a pitched tiled roof, the property features a generously sized living room, kitchen, and two bathrooms, providing flexible living arrangements across two floors. The bedrooms are well-proportioned, and the home benefits from neutral décor throughout.

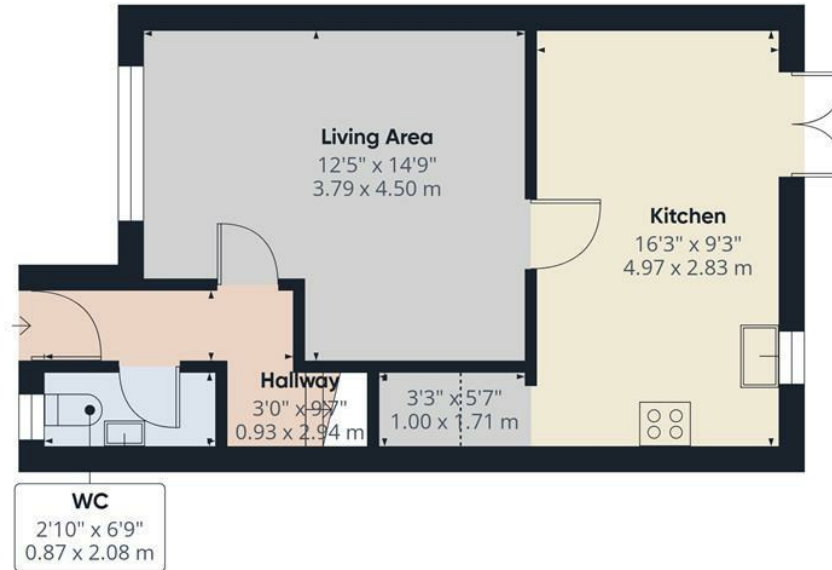
Externally, the property includes a private courtyard garden to the rear—ideal for low-maintenance outdoor space—and a garage, offering secure off-street parking or additional storage.

Falcon Avenue is located on the northern side of Scarborough, within easy reach of a range of local amenities including schools, shops, cafes, and public transport links. The area is popular with families due to its proximity to local parks, the North Bay coastline, and access to commuter routes.

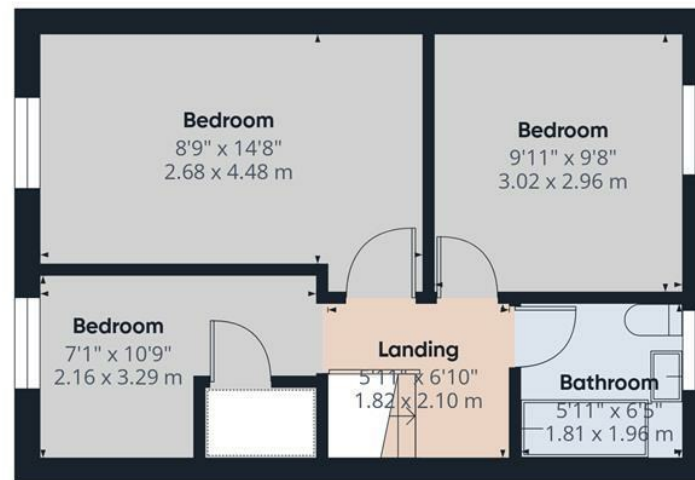
Scarborough town centre, the beach, and railway station are all within a short drive or bus ride, providing excellent connectivity. The surrounding area offers a blend of coastal and countryside living, with the North York Moors National Park also nearby.

This property represents an excellent opportunity to acquire a well-maintained home in a convenient and desirable location.





Floor 0



Floor 1

Approximate total area⁽¹⁾

766 ft²

71.3 m²

Reduced headroom

9 ft²

0.9 m²

(1) Excluding balconies and terraces

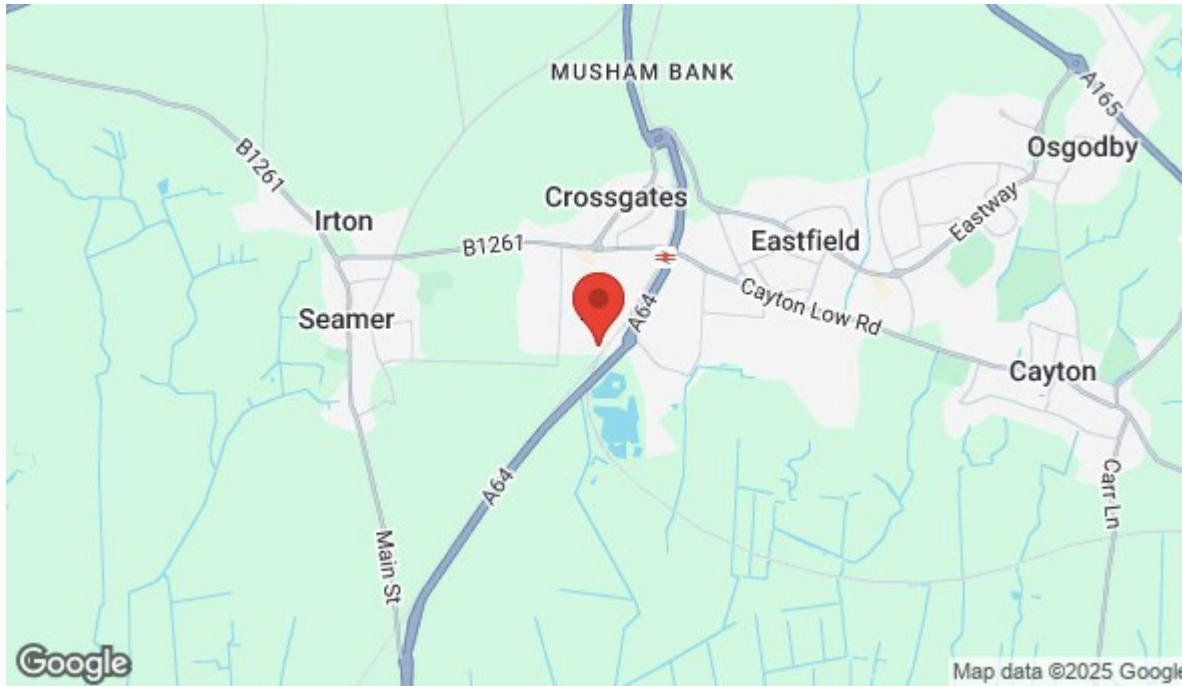
Reduced headroom


Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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