



colin ellis

Rosevale Terrace, Scarborough, YO12 5EN

Once the farmhouse for Falsgrave this THREE BEDROOM END TERRACE property has recently undergone some renovation and comes with OFF STREET PARKING and a MODERN BATHROOM and KITCHEN. Located only a short walk to Falsgrave shops, businesses and the railway station this home is ideally placed for convenience. With light rooms and built in storage this property would make a lovely first home or someone looking to downsize. Viewing is highly recommended.

Guide Price £190,000



PROPERTY DESCRIPTION

The property briefly comprises of open plan lounge and dining area with understairs storage, a modern kitchen with appliances and room for a table. On the first floor is the main bedroom with built in wardrobes, a second light bedroom with built in wardrobes and a third single bedroom. There is a modern bathroom with walk in shower and bath and at the top of the stairs is a cupboard housing a boiler. Outside is a gated courtyard with parking space and use of a garden, summer house and to the rear of the property is a storage shed.

LIVING ROOM

3.80 x 7.26 (12'5" x 23'9")

KITCHEN

3.98 x 3.05 (13'0" x 10'0")

BEDROOM

3.12 x 2.72 (10'2" x 8'11")

BEDROOM

2.11 x 3.64 (6'11" x 11'11")

BEDROOM

2.04 x 3.56 (6'8" x 11'8")

BATHROOM

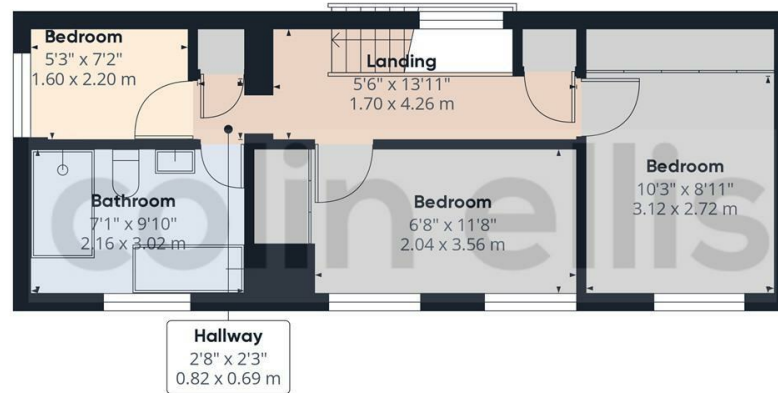
2.16 x 3.02 (7'1" x 9'10")







Floor 1



Floor 2



Approximate total area⁽¹⁾

798.81 ft²
74.21 m²

Reduced headroom

10.3 ft²
0.96 m²

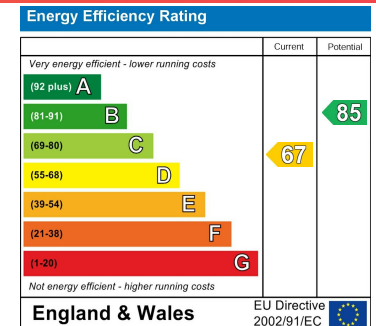
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Rosevale Terrace - 18685642
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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