



colin ellis

## Falsgrave Road, Scarborough, YO12 5EY

A beautifully refurbished two-bedroom flat located on the popular Falsgrave Road, offering stylish and modern living throughout. This spacious property benefits from private outdoor space, shed and is ideal for first-time buyers, investors, or those looking to downsize. Finished to a high standard, the flat is ready to move straight into. Offered to the market with no onward chain.

Offers Over £100,000



## LIVING ROOM

5.38 x 3.60 (17'7" x 11'9")

## KITCHEN

2.17 x 2.36 (7'1" x 7'8")

## BEDROOM

3.26 x 4.87 (10'8" x 15'11")

## BATHROOM

1.39 x 1.64 (4'6" x 5'4")

## WC

0.92 x 1.55 (3'0" x 5'1")

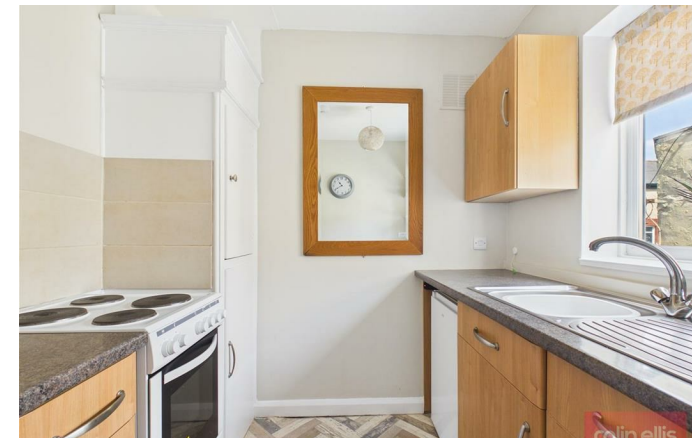
## BEDROOM

2.51 x 3.80 (8'2" x 12'5")

## TENURE

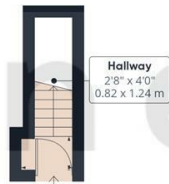
Our vendor has informed us of the following:

- \*Freehold
- \*No holiday lets
- \*AST`S Allowed
- \*Pets allowed (TBC)





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Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
676 ft<sup>2</sup>  
62.8 m<sup>2</sup>

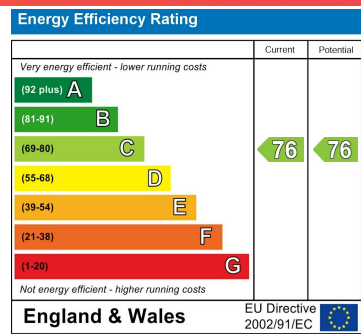
(1) Excluding balconies and terraces

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

GIRAFFE360

**Falsgrave Road - 18810622**  
**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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