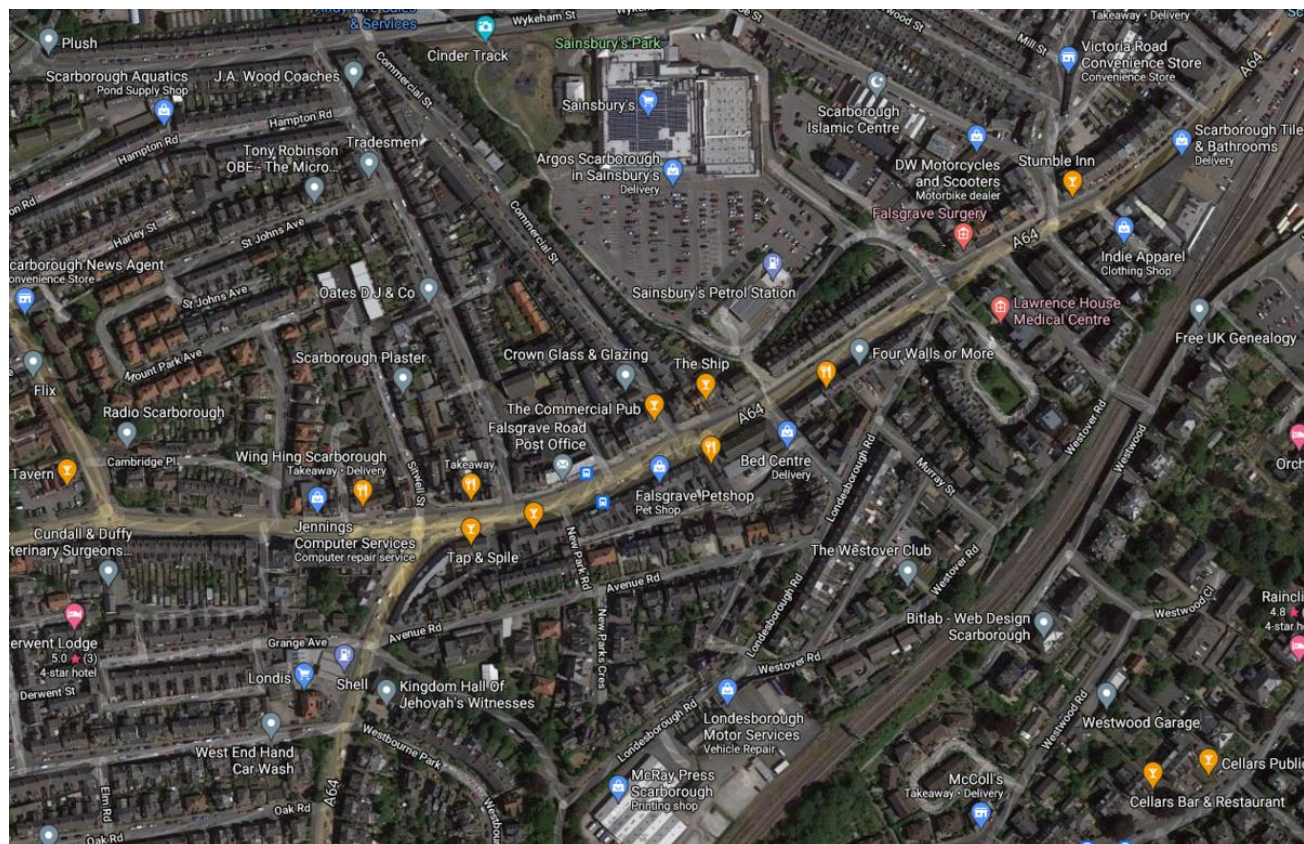


Flat 2, 72-74 Falsgrave Road, Scarborough

£69,995



Full EPC information available on request.



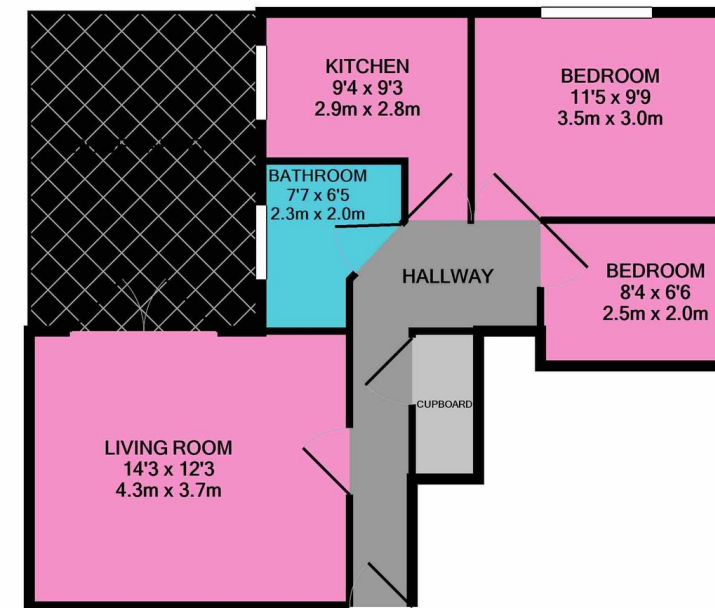
- First floor leasehold flat
- Sitting room
- Private balcony
- 2 Bedrooms
- Gas central heating
- No holiday lets
- Property requires some modernisation
- No onward chain

Please note that under the Property Misdescriptions Act 1991 we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.



FIRST FLOOR FLAT on Falsgrave Road with PRIVATE BALCONY. Offered for sale with NO ONWARD CHAIN.

The flat is positioned to the rear of the building in this well maintained block. The flat briefly comprises of an entrance hallway, spacious sitting room with feature fire surround and French doors onto the private balcony. Fitted kitchen which would benefit from being updated, modern bathroom fitted with a white 3 piece suite. There is a double sized bedroom and a second single sized bedroom. The flat benefits from gas central heating and double glazed windows. The property is offered for sale with no onward chain.



TOTAL APPROX. FLOOR AREA 534 SQ.FT. (49.6 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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