



HUNTERS®



Falsgrave Road, Scarborough, YO12 5BD

- Spacious ground floor flat
- Two good-sized bedrooms
- Modern Bathroom
- Generous living room with space for lounge and dining furniture
- Kitchen with Storage
- Located in the popular Falsgrave area of Scarborough

Offers Over £110,000

HUNTERS®

HERE TO GET *you* THERE

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DESCRIPTION

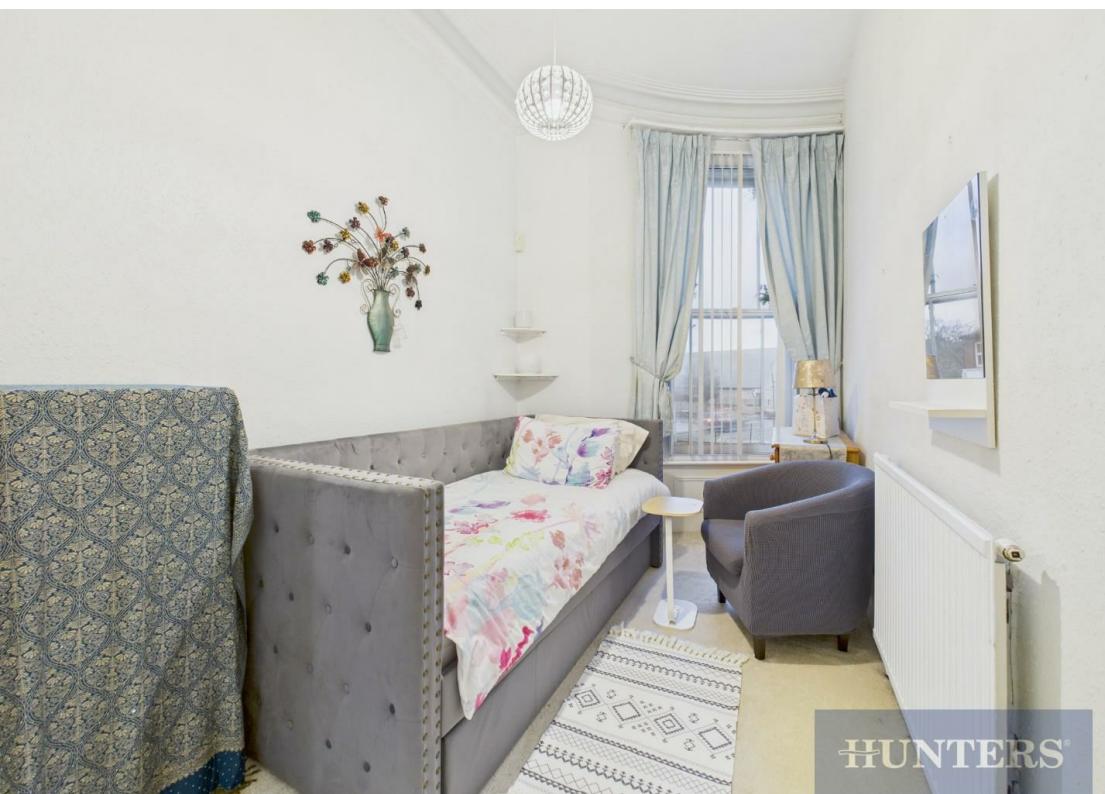
Hunters are pleased to present this spacious ground floor flat, offering well-proportioned accommodation throughout and a versatile layout suited to a wide range of buyers.

The accommodation is accessed via a welcoming central hallway. The separate kitchen is positioned conveniently off the hallway and provides a practical space for everyday cooking. The living room is a real highlight of the property, offering a generous and comfortable space for relaxing or entertaining, with ample room for both lounge furniture and a dining area. There are two generously sized bedrooms, including a particularly large main bedroom, both offering excellent space for furnishings and storage. The accommodation is completed by a bathroom, serving both bedrooms.

Overall, the flat enjoys a light and airy feel throughout, with well-balanced room sizes and a layout that can easily be adapted to suit individual needs. The ground floor position offers ease of access and will appeal to a broad range of purchasers.

The property is situated within the popular Falsgrave area of Scarborough, a well-established and convenient residential location. A wide range of local amenities, including shops, cafés, schools and medical facilities, are close by, while Scarborough town centre, the train station and both North and South Bay beaches are all easily accessible. The area is well served by public transport and road links, making it a practical and popular choice for first-time buyers, downsizers and investors alike.







(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



Viewings

Please contact scarborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.