

# HUNTERS®

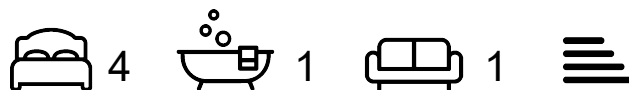
HERE TO GET *you* THERE



## Falsgrave Road

Scarborough, YO12 5AX

£190,000



An excellent opportunity to acquire a versatile and spacious mixed-use property situated in a prominent location on Falsgrave Road, one of Scarborough's busiest and most well-connected thoroughfares.

The ground floor comprises a generous commercial shop unit, ideal for a wide range of retail, service, or office uses (subject to necessary consents). The unit benefits from a private WC and kitchen/utility facilities, offering convenience for staff or tenants. Large display windows provide excellent visibility and footfall from the bustling street, making this an attractive option for businesses looking to establish or expand in Scarborough.

Above the shop is a well-proportioned four-bedroom apartment set out over two floors. The accommodation includes a bright and spacious lounge, a fully fitted kitchen, and a family bathroom, making it ideal for owner-occupiers, staff accommodation, or rental investment. Each bedroom offers ample space and natural light, with the overall layout providing flexibility for a family or shared living arrangement.

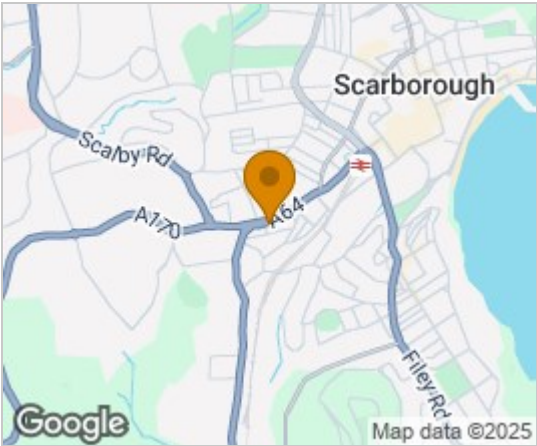
Falsgrave is a vibrant and well-established area of Scarborough, known for its mix of independent shops, cafes, and essential local amenities. Located just a short walk from the town centre and Scarborough's stunning



HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service

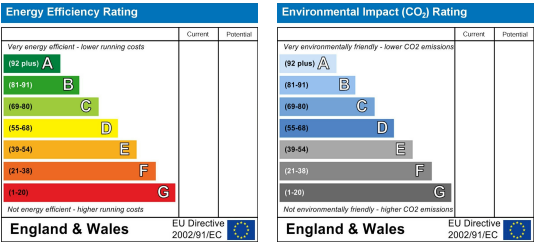
Area Map



Floor Plans



Energy Efficiency Graph



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.