



73 Falsgrave Road

Scarborough, North Yorkshire YO12 5EA

Guide Price £90,000

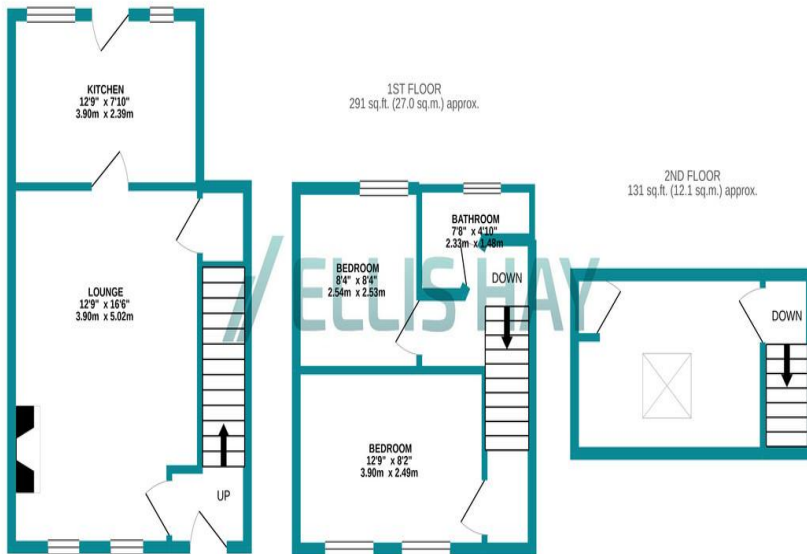
Property Summary

DEVELOPMENT/INVESTOR OPPORTUNITY

New to the market. Grade 2 listed; 3 Bedroom semi-detached in Falsgrave location. In need of substantial modernisation, nevertheless this property has tremendous potential. With its central location and parking, the property will appeal to many, from first time buyers, investors looking for a buy to let and the increasingly popular holiday market. Call us to arrange an early viewing.



GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		47
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- INVESTOR OPPORTUNITY
- 3 BEDROOMS
- OFF ROAD PARKING
- GRADE 2 LISTED BUILDING
- NO ONWARD CHAIN
- HUGE POTENTIAL

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