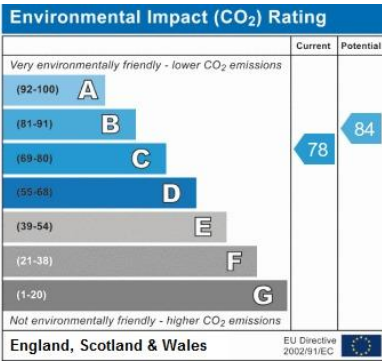
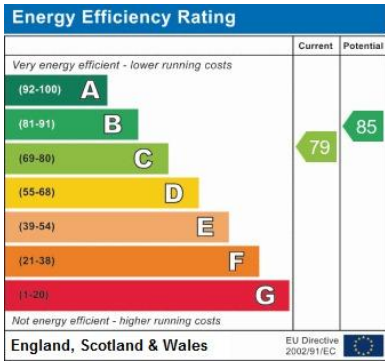
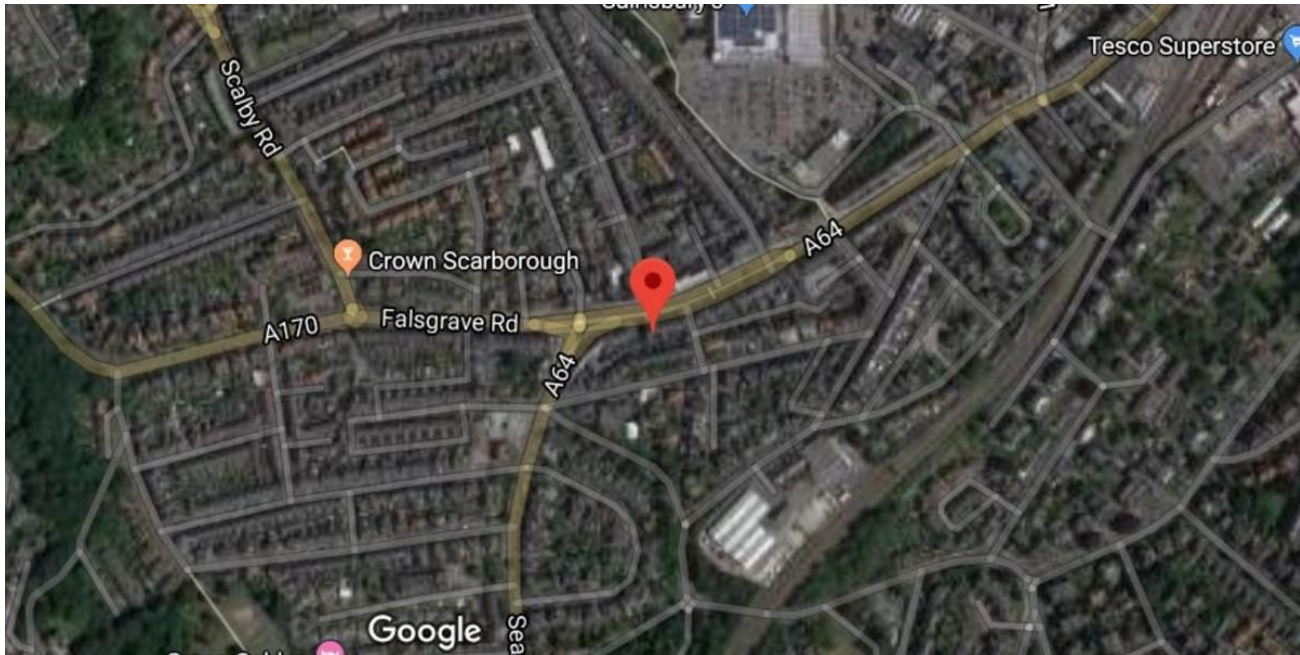


Flat 1, Emily Court, 72-74 Falsgrave Road, Scarborough £89,500



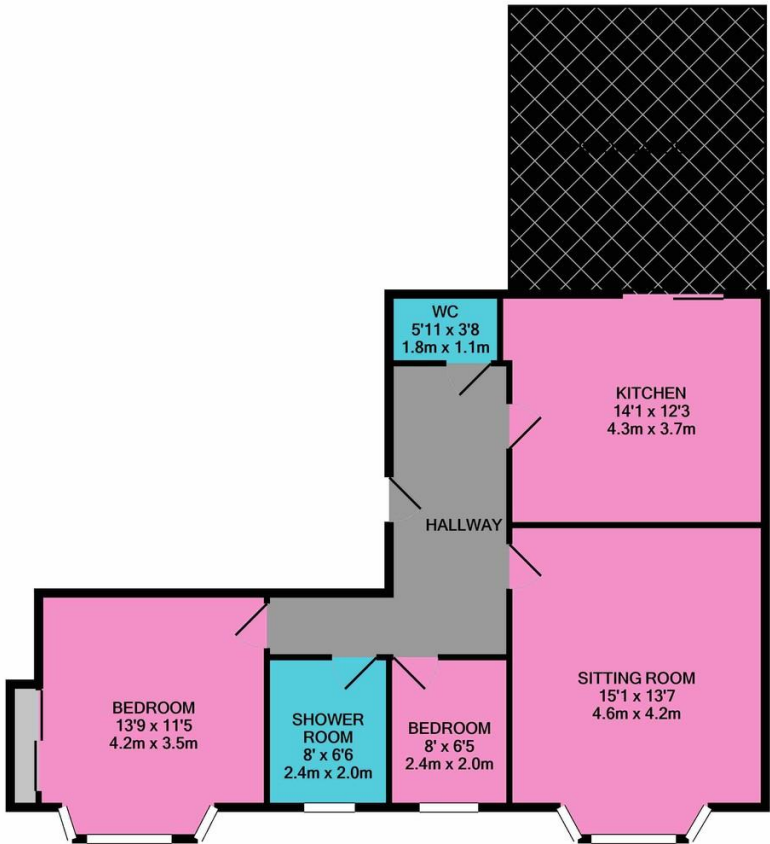
- First floor leasehold flat
- 2 Bedrooms
- Large sitting room with bay window
- Dining kitchen
- Private roof terrace
- Recent double glazed windows
- Gas CH - boiler replaced 2018
- No onward chain



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.

WELL PRESENTED first floor flat on FALSgrave ROAD with FANTASTIC PRIVATE ROOF TERRACE. Available for sale with NO ONWARD CHAIN.

This first floor leasehold apartment is in Emily Court which is a well maintained block of 4 flats. The property briefly comprises of an entrance hallway, large sitting room with feature fireplace and lots of original features, spacious dining kitchen with a good range of units and sliding patio doors opening onto the private roof terrace, cloakroom with toilet and sink. The master bedroom has a feature bay window and built in wardrobes, second single sized bedroom and shower room with built in vanity unit and storage with large shower enclosure and toilet. The flat would make an excellent home for a first time buyer, or second home owner.



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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