



39 Oak Road

Falsgrave, Scarborough, YO12 4AP

Guide Price £160,000



Located in the popular Falsgrave area of Scarborough, this property benefits from a convenient setting close to a range of local amenities, including shops, schools, cafes, and regular public transport. The town centre, South Bay beach, the local park, and Scarborough train station are all within easy reach, making this a desirable location for both families and commuters.

This three-bedroom mid-terraced house, offered with no onward chain, would benefit from some modernisation but presents a fantastic opportunity for buyers to add their own stamp. The property features an entrance hall, front-facing living room, a rear kitchen, house bathroom, and three well-proportioned bedrooms. With a practical layout and plenty of potential, it's an ideal project for first-time buyers, investors, or those looking to create an ideal family home.

For more information or to arrange a viewing, please contact Ellis Hay. In our opinion, the property is in a great location near the park, South Bay, town centre, and key transport links, and offers excellent value and scope for improvement.



Hallway

Leading to

Lounge 13'6" x 11'1" (4.13 x 3.4)

Front facing UPVC window, wall lights, radiator and carpeted throughout. Includes electric fire and brick feature fireplace.

Dining Room 11'9" x 11'1" (3.59 x 3.4)

Rear facing UPVC window, overhead lighting, radiator and built in cupboards.

Kitchen 13'3" x 7'10" (4.04 x 2.39)

Rear facing UPVC window, strip lighting, laminated flooring throughout, part tiled, and a range of base, drawer and wall units. Plumbing for washing machine, space for free standing fridge freezer and oven.

Bedroom 1 11'9" x 8'4" (3.59 x 2.55)

Rear facing UPVC window, overhead lighting, radiator, built in cupboards and carpeted throughout.

Bedroom 2 11'11" x 8'4" (3.64 x 2.55)

Front facing UPVC window, overhead lighting, radiator and carpeted throughout.

Bedroom 3 6'7" x 5'5" (2.02 x 1.67)

Front facing UPVC window, overhead lighting, radiator and carpeted throughout.

Bathroom 13'3" x 7'10" (4.04 x 2.39)

Rear facing frosted UPVC window, part laminated and carpeted flooring, WC and basin. Part tiled, overhead lighting, radiator, bath and walk in shower.

Outside

To the front of the property a paved area leading to the front door.

At the rear of the property is a paved patio, shed, rockery and plants with gated access to passage.

Directions

What 3 Words

Teach.Fear.Swung

Area Map

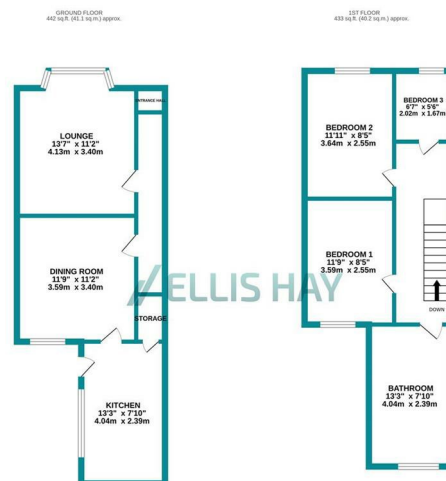


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: B

Tenure: Freehold



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