ELLIS HAY

27 Commercial Street

Falsgrave, Scarborough, YO12 5ER

Guide Price £138,995

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We are pleased to offer for sale this three-bedroom terraced house, situated in the popular Falsgrave area. The property is conveniently located for access to a range of local amenities, the town centre, both North and South Bays, and regular transport links, making it suitable for a variety of buyers.

The accommodation briefly comprises a lounge, separate dining room and kitchen to the ground floor. To the first floor are three bedrooms, one of which benefits from an ensuite bathroom, together with a separate family bathroom. The layout offers practical living space throughout and benefits from Gas Central Heating and UPVC windows. Externally, the property has an enclosed yard to the rear, providing a low-maintenance outdoor area.

The property is offered for sale with no onward chain, which may allow for a smoother transaction. Early viewing is recommended to fully appreciate the accommodation and location. Please contact our sales team on 01723 350077 to arrange a viewing.

FORECOURTED FRONT
Approach to Front Door.

ENTRANCE HALL

LOUNGE 11'7" x 10'5" (3.54 x 3.2)

DINING ROOM 11'3" x 10'5" (3.45 x 3.2)

KITCHEN 10'5" x 7'6" (3.2 x 2.3)

STAIRS
To first floor landing with Cupboard and Radiator.

BEDROOM ONE 14'9" x 10'5" (4.5 x 3.2)

BEDROOM TWO 9'10" x 8'8" (3.02 x 2.66)

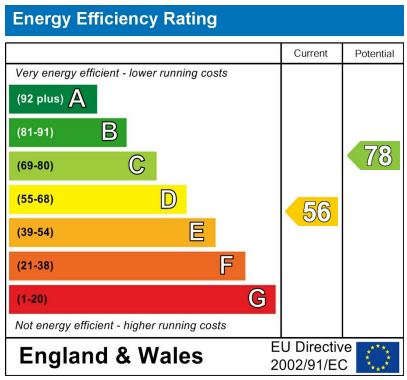
BATHROOM 3.2 x 1.98

BEDROOM THREE 19'2" x 14'9" (5.86 x 4.5)

EN-SUITE 6'1" x 4'9" (1.86 x 1.45)

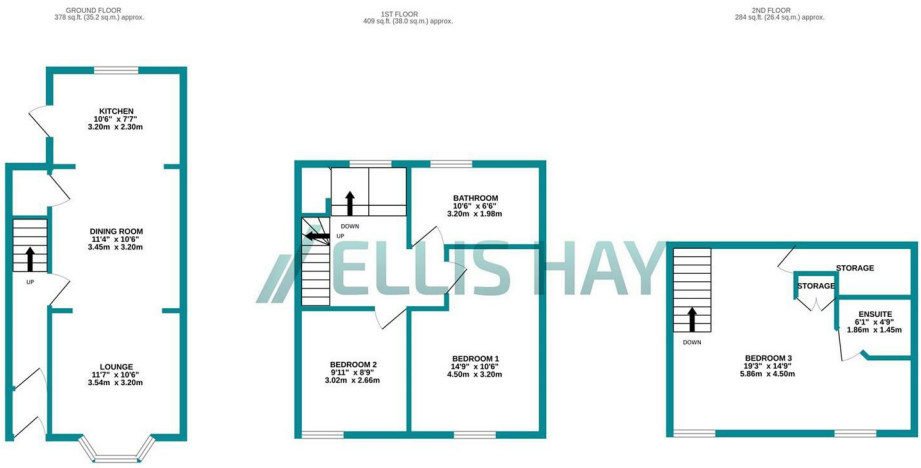
OUTSIDE
Forecourt Front and Enclosed Rear.

Area Map



Council Tax Band: B

Tenure: Freehold



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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Tel: 01723 350077 | info@ellishay.co.uk | www.ellishay.co.uk